

America's Affordable Communities

U.S. Department of Housing  
and Urban DevelopmentOMB approval no. 2510-0013  
(exp. 03/31/2010)

Initiative

\* Organization Name:

THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

## Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and  
Other Applicants Applying for Projects Located in such Jurisdictions or Counties  
[Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<p><b>5.</b> If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>6.</b> If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>7.</b> If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>8.</b> Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>9.</b> Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification? In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p><b>10.</b> Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.  <i>(If you have attachments that are electronic files please scroll to bottom of page 5 and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Total Points:		

**Part B. State Agencies and Departments or Other Applicants for Projects Located in  
Unincorporated Areas or Areas Otherwise Not Covered in Part A**

	<b>1</b>	<b>2</b>
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

<p><b>10.</b> Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>11.</b> Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>12.</b> Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state's own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development? If yes, briefly list these changes.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>13.</b> Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>14.</b> Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states' "Consolidated Plan submitted to HUD?" If yes, briefly list these major regulatory reforms.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>15.</b> Has the state undertaken any other actions regarding local jurisdiction's regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>Total Points:</b></p>		

Additional Information:

Add Attachment

## ATTACHMENTS FORM

**Instructions:** On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

**Important:** Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	EX1 1pg.pdf	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	EX2(a) (b) (c) 1pg.pdf	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	EX3(a) - 3(j) 8pgs.zip	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	EX4(a) - 4(d) (10) 288pgs.zip	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	EX5(a) - 5(c) 23pgs.zip	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	EX6(1) 3pgs.pdf	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	EX7(a) - 7(d) 4pgs.zip	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	EX8(a) - 8(l) 21pgs.zip	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9		Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10		Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11		Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

# Survey on Ensuring Equal Opportunity For Applicants

OMB No. 1890-0014 Exp. 2/28/2009

**Purpose:**

The Federal government is committed to ensuring that all qualified applicants, small or large, non-religious or faith-based, have an equal opportunity to compete for Federal funding. In order for us to better understand the population of applicants for Federal funds, we are asking nonprofit private organizations (not including private universities) to fill out this survey.

Upon receipt, the survey will be separated from the application. Information provided on the survey will not be considered in any way in making funding decisions and will not be included in the Federal grants database. While your help in this data collection process is greatly appreciated, completion of this survey is voluntary.

**Instructions for Submitting the Survey**

If you are applying using a hard copy application, please place the completed survey in an envelope labeled "Applicant Survey." Seal the envelope and include it along with your application package. If you are applying electronically, please submit this survey along with your application.

<b>Applicant's (Organization) Name:</b>	THE EAST LOS ANGELES COMMUNITY UNION (TELACU)
<b>Applicant's DUNS Name:</b>	[REDACTED]
<b>Federal Program:</b>	Section 202 Supportive Housing for the Elderly Program
<b>CFDA Number:</b>	14.157

1. Has the applicant ever received a grant or contract from the Federal government?

☒ Yes ☐ No

2. Is the applicant a faith-based organization?

☐ Yes ☒ No

3. Is the applicant a secular organization?

☐ Yes ☒ No

4. Does the applicant have 501(c)(3) status?

☒ Yes ☐ No

5. Is the applicant a local affiliate of a national organization?

☐ Yes ☒ No

6. How many full-time equivalent employees does the applicant have? (Check only one box).

☐ 3 or Fewer ☐ 15-50

☐ 4-5 ☐ 51-100

☐ 6-14 ☒ over 100

7. What is the size of the applicant's annual budget? (Check only one box.)

☐ Less Than \$150,000

☐ \$150,000 - \$299,999

☐ \$300,000 - \$499,999

☐ \$500,000 - \$999,999

☐ \$1,000,000 - \$4,999,999

☒ \$5,000,000 or more

**Survey Instructions on Ensuring Equal Opportunity for Applicants**

OMB No. 1890-0014 Exp. 2/28/2009

Provide the applicant's (organization) name and DUNS number and the grant name and CFDA number.

1. Self-explanatory.
2. Self-identify.
3. Self-identify.
4. 501(c)(3) status is a legal designation provided on application to the Internal Revenue Service by eligible organizations. Some grant programs may require nonprofit applicants to have 501(c)(3) status. Other grant programs do not.
5. Self-explanatory.
6. For example, two part-time employees who each work half-time equal one full-time equivalent employee. If the applicant is a local affiliate of a national organization, the responses to survey questions 2 and 3 should reflect the staff and budget size of the local affiliate.
7. Annual budget means the amount of money your organization spends each year on all of its activities.

**Paperwork Burden Statement**

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless such collection displays a valid OMB control number. The valid OMB control number for this

information collection is **1890-0014**. The time required

to complete this information collection is estimated to average five (5) minutes per response, including the time to review instructions, search existing data resources, gather the data needed, and complete and review the information collection.

**If you have any comments concerning the accuracy of the time estimate(s) or suggestions for improving this form, please write to:** The Agency Contact listed in this grant application package.

America's Affordable Communities

U.S. Department of Housing  
and Urban DevelopmentOMB approval no. 2510-0013  
(exp. 03/31/2010)

Initiative

\* Organization Name:

THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

## Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and  
Other Applicants Applying for Projects Located in such Jurisdictions or Counties  
[Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification? In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.  <i>(If you have attachments that are electronic files please scroll to bottom of page 5 and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Total Points:		

**Part B. State Agencies and Departments or Other Applicants for Projects Located in  
Unincorporated Areas or Areas Otherwise Not Covered in Part A**

	1	2
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

<p><b>10.</b> Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>11.</b> Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>12.</b> Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state's own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development? If yes, briefly list these changes.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>13.</b> Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>14.</b> Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states' "Consolidated Plan submitted to HUD?" If yes, briefly list these major regulatory reforms.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>15.</b> Has the state undertaken any other actions regarding local jurisdiction's regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>Total Points:</p>		

Additional Information:

Add Attachment

# Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2510-0011  
(exp. 08/31/2009)

Applicant/Recipient Information

\* Duns Number:

\* Report Type:

INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

\* Applicant Name:

THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

\* Street1:

5400 East Olympic Boulevard, Suite 300

Street2:

\* City:

Los Angeles

County:

Los Angeles

\* State:

CA: California

\* Zip Code:

90022

\* Country:

USA: UNITED STATES

\* Phone:

323.721.1655

2. Social Security Number or Employer ID Number:

95-3554256

\* 3. HUD Program Name:

Supportive Housing for the Elderly

\* 4. Amount of HUD Assistance Requested/Received: \$

11,449,300.00

5. State the name and location (street address, City and State) of the project or activity:

\* Project Name:

TELACU Housing - Rialto II

\* Street1:

SWC Foothill Boulevard and Cactus Avenue

Street2:

\* City:

Rialto

County:

San Bernardino

\* State:

CA: California

\* Zip Code:

92376

\* Country:

USA: UNITED STATES

## Part I Threshold Determinations

\* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

☒ Yes

☐ No

\* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD) involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

☒ Yes

☐ No

If you answered "No" to either question 1 or 2. **Stop!** You do not need to complete the remainder of this form.

**However,** you must sign the certification at the end of the report.

Form HUD-2880 (3/99)

**Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.**

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

\* Government Agency Name:

Redevelopment Agency (City of Rialto)

Government Agency Address:

\* Street1: 131 South Riverside Avenue

Street2:

\* City: Rialto

County: San Bernardino

\* State: CA: California

\* Zip Code: 92376

\* Country: USA: UNITED STATES

\* Type of Assistance: Grant

\* Amount Requested/Provided: \$ 5,000,000.00

\* Expected Uses of the Funds:

Site Acquisition/On-site/Off-site Improvements

Department/State/Local Agency Name:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

Add Attachment

**Part III Interested Parties.** You must decide.

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
[REDACTED]	[REDACTED]	Hsg. Consultant	\$ 20,000.00 1.00%
			\$ 0.00 0.00%
			\$ 0.00 0.00%
			\$ 0.00 0.00%
			\$ 0.00 0.00%

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

**Certification**

**Warning:** If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.  
I certify that this information is true and complete.

\* Signature:

\* Date: (mm/dd/yyyy)

[Signature]

07/07/2008

Save Form to Print

## Facsimile Transmittal

OMB Approval No. 2525-0118  
exp. Date (5/30/2008)

1210292378-9394

U. S. Department of Housing  
and Urban Development  
Office of Department Grants  
Management and Oversight

\* Name of Document Transmitting: Facsimile Transmittal

## 1. Applicant Information:

\* Legal Name: THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

\* Address:

\* Street1: 5400 East Olympic Boulevard, Suite 300

Street2:

\* City: Los Angeles

County: Los Angeles

\* State: CA: California

\* Zip Code: 90022

\* Country: USA: UNITED STATES

## 2. Catalog of Federal Domestic Assistance Number:

\* Organizational DUNS: CFDA No.: 14.157

Title: Supportive Housing for the Elderly

Program Component:

## 3. Facsimile Contact Information:

Department:

Division:

## 4. Name and telephone number of person to be contacted on matters involving this facsimile.

Prefix: Mr.

\* First Name: Tom

Middle Name: Florencio

\* Last Name: Provencio

Suffix:

\* Phone Number: 323.721.1655

Fax Number: 323.721.3560

\* 5. Email: tprovencio@telacuu.com

## \* 6. What is your Transmittal? (Check one box per fax)

☐ a. Certification ☐ b. Document ☐ c. Match/Leverage Letter ☒ d. Other

\* 7. How many pages (including cover) are being faxed?

## Application for Federal Assistance SF-424

Version 02

## \* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

## \* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify)

## \* 3. Date Received:

07/07/2008

## 4. Applicant Identifier:

## 5a. Federal Entity Identifier:

## \* 5b. Federal Award Identifier:

## State Use Only:

## 6. Date Received by State:

## 7. State Application Identifier:

## 8. APPLICANT INFORMATION:

\* a. Legal Name: THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-2554256

\* c. Organizational DUNS:

## d. Address:

\* Street1: 5400 East Olympic Boulevard, Suite 300

Street2:

\* City:

Los Angeles

County:

Los Angeles

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code: 90022

## e. Organizational Unit:

Department Name:

Division Name:

## f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Tom

Middle Name:

Christopher

\* Last Name:

Perrone

Suffix:

Title: Assistant Director

Organizational Affiliation:

\* Telephone Number:

(213) 413-1111

Fax Number:

(213) 413-1111

\* Email:

t.perrone@telacu.com

## Application for Federal Assistance SF-424

Version 02

## 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

## Type of Applicant 2: Select Applicant Type:

## Type of Applicant 3: Select Applicant Type:

## \* Other (specify):

## \* 10. Name of Federal Agency:

US Department of Housing and Urban Development

## 11. Catalog of Federal Domestic Assistance Number:

14.157

## CFDA Title:

Supportive Housing for the Elderly

## \* 12. Funding Opportunity Number:

FR-5200-N-26

## \* Title:

Section 202 Supportive Housing for the Elderly Program

## 13. Competition Identification Number:

S202-26

## Title:

## 14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Bialto, County of San Bernardino, CA

## \* 15. Descriptive Title of Applicant's Project:

Supportive Housing for the Elderly

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

## Application for Federal Assistance SF-424

Version 02

## 16. Congressional Districts Of:

\* a. Applicant

34

\* b. Program/Project

43

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

## 17. Proposed Project:

\* a. Start Date:

09/30/2008

\* b. End Date:

09/30/2009

## 18. Estimated Funding (\$):

* a. Federal	11,449,300.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	5,000,000.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	16,449,300.00

## \* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

06/24/2008

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.

## \* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

☐ Yes☒ No

Explanation

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

## Authorized Representative:

Prefix:

Mr.

\* First Name:

Tom

Middle Name:

Florencio

\* Last Name:

Provencio

Suffix:

\* Title:

Authorized Agent

\* Telephone Number:

013.7.11.1

Fax Number:

013.7.01.4409

\* Email:

florencio.provencio@...

\* Signature of Authorized Representative:

Tom Provencio

\* Date Signed:

07/07/2008

**Application for Federal Assistance SF-424**

Version 02

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB

0348-0048

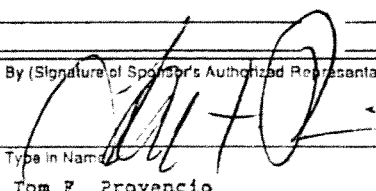
<b>1. * Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. * Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. * Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name: TELACU * Street 1: 5400 East Olympic Boulevard, Suite 300    * Street 2: * City: Los Angeles    * State: CA: California    * Zip: 90022 Congressional District, if known: 34		
<b>5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:</b>		
<b>6. * Federal Department/Agency:</b> U.S. Department of HUD	<b>7. * Federal Program Name/Description:</b> Supportive Housing for the Elderly CFDA Number, if applicable: 14.157	
<b>8. Federal Action Number, if known:</b> NOFA	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant:</b> Prefix:    * First Name: N/A    Middle Name:    * Last Name: N/A    Suffix:    * Street 1:    * Street 2:    * City:    * State:    * Zip:		
<b>b. Individual Performing Services</b> (including address if different from No. 10a) Prefix:    * First Name: N/A    Middle Name:    * Last Name: N/A    Suffix:    * Street 1:    * Street 2:    * City:    * State:    * Zip:		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature:    * Name: Prefix:    * First Name:    Middle Name:    * Last Name:    Suffix:    Title:    Telephone No.:    Date:		
<b>Federal Use Only:</b> Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)		

Supportive Housing for the Elderly Section 202  
Application for Capital Advance  
Summary Information

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0267  
(exp 9/30/2010)  
Exhibit I

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

HUD Use Only		202 Project Number		PRAC Number																							
1 Sponsor's Name(s), Address(es) & Telephone Number(s) <b>TELACU</b> <b>5400 East Olympic Boulevard, Suite 300</b> <b>Los Angeles, California 90022</b>				2 Minority Sponsor Designation. A minority sponsor is one in which at least 51 percent of the board members are minority. Is this sponsor a minority applicant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  If "Yes," place the numeric code as shown below in this box <span style="border: 1px solid black; padding: 2px;">4</span> Codes: 2 - Black; 3 - Native American; 4 - Hispanic; 5 - Asian Pacific; 6 - Asian Indian																							
1a Sponsor is a "grassroots" organization <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																											
3a Address of Site <b>SWC Foothill Boulevard/Cactus Avenue</b> <b>Rialto, California 92376</b>				3b Will project be located within the boundaries of a Federally-designated: (1) Empowerment Zone, (2) Enterprise Community, (3) Urban Enhanced Enterprise Community, (4) Strategic Planning Community, or (5) Renewal Community? (Contact local HUD Office for information on these designated areas)  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please place the appropriate number as shown above in this box <span style="border: 1px solid black; padding: 2px;"></span>																							
4a Congressional District <span style="border: 1px solid black; padding: 2px;">43</span>		5 Type of Area <input checked="" type="checkbox"/> Metropolitan <input type="checkbox"/> Non-metropolitan		6 Capital Advance Amount Requested \$ <span style="border: 1px solid black; padding: 2px;">10,735,000.00</span>																							
4b Census Tract <span style="border: 1px solid black; padding: 2px;">35.016</span>				7 Project Rental Assistance Contract Amount Requested \$ <span style="border: 1px solid black; padding: 2px;">1,257,731.00</span>																							
8 Total No. of 202 Units <span style="border: 1px solid black; padding: 2px;">75</span>		8a Number & Type of Resident Units Proposed <input type="checkbox"/> Efficiency <span style="border: 1px solid black; padding: 2px;">74</span> One bedroom		8b Resident Manager's Unit (check appropriate type) <input type="checkbox"/> Efficiency <input type="checkbox"/> One bedroom <input checked="" type="checkbox"/> Two bedroom																							
9 Number of Buildings <span style="border: 1px solid black; padding: 2px;">One</span>		10 Type of Project <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition Year Built (yyyy) <span style="border: 1px solid black; padding: 2px;">New</span>		11 Type of Building(s) <input type="checkbox"/> Row/Townhouse <input type="checkbox"/> Semi-detached <input type="checkbox"/> Walk-up <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Elevator																							
12 Number of Stories <span style="border: 1px solid black; padding: 2px;">3</span>		13 Number of Parking Spaces <span style="border: 1px solid black; padding: 2px;">45</span>		14 Check utilities and services not included in the rent and to be paid directly by the tenant. <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Water <input checked="" type="checkbox"/> Heat <input checked="" type="checkbox"/> Gas																							
15 Off-Site Facilities <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Public</th> <th>At Site</th> <th>Feet from Site</th> </tr> </thead> <tbody> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><span style="border: 1px solid black; padding: 2px;"></span></td> </tr> <tr> <td>Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><span style="border: 1px solid black; padding: 2px;"></span></td> </tr> <tr> <td>Paving</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><span style="border: 1px solid black; padding: 2px;"></span></td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><span style="border: 1px solid black; padding: 2px;"></span></td> </tr> <tr> <td>Electric</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><span style="border: 1px solid black; padding: 2px;"></span></td> </tr> </tbody> </table>			Public	At Site	Feet from Site	Water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>	Sewer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>	Paving	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>	Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>	Electric	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>	16a Community Spaces to be included in Project <b>Multipurpose Room with TV viewing area and Kitchen; Outdoor Patio and Landscaped areas; Laundry Room; Counselor/Reading/Craft Rooms; Electric Security</b>	
	Public	At Site	Feet from Site																								
Water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>																								
Sewer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>																								
Paving	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>																								
Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>																								
Electric	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;"></span>																								
				16b Mixed-Finance or Mixed-Use Project For Additional Units <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No. of Additional Units <span style="border: 1px solid black; padding: 2px;"></span>																							
17 Unusual Site Features <input checked="" type="checkbox"/> None <input type="checkbox"/> Poor Drainage <input type="checkbox"/> Cuts <input type="checkbox"/> Retaining Walls <input type="checkbox"/> Fill <input type="checkbox"/> Rock Foundations <input type="checkbox"/> Erosion <input type="checkbox"/> High Water Table <input type="checkbox"/> Other (specify) <span style="border: 1px solid black; padding: 2px;"></span>		18 Mark one box <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Agent <input type="checkbox"/> Authorized Representative		Name, Address & Telephone Number <b>Marie Phillips</b> <b>830 Inverness Drive</b> <b>Rancho Mirage, California 92270</b> <b>760.328.4340 Phone</b> <b>760.328.5024 Fax</b>																							
19 If Sponsor is applying for more than one HUD program from the SuperNOFA, indicate which application(s) contain the forms with original signatures. Program Name <span style="border: 1px solid black; padding: 2px;"></span> Form <span style="border: 1px solid black; padding: 2px;"></span>																											
20 Sponsor's Attorney (name, address & telephone number) <b>Ross and Berke, LLP</b> <b>17530 Ventura Boulevard, Suite 205</b> <b>Encino, California 91316</b> <b>818.501.5677 Phone</b> <b>818.501.6950 Fax</b>				By (Signature of Sponsor's Authorized Representative)  Type in Name <span style="border: 1px solid black; padding: 2px;">Tom F Provencio</span> Type in Title <span style="border: 1px solid black; padding: 2px;">Authorized Agent</span> Date (mm/dd/yyyy) <span style="border: 1px solid black; padding: 2px;">06/24/2008</span>																							

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

**EXHIBITS    2a,b,c**

In lieu of the submission of Articles of Incorporation, Bylaws and IRS tax Exemption Ruling, please be advised that the subject Sponsor, TELACU, received a Fund Reservation from the Los Angeles Area Office in FY2007 for the following project:

**TELACU Housing – San Bernardino V, Inc.**

HUD Project No. 143-EE068-WAH-NP/  
CA43-S071-003

### **EXHIBIT 3(a)**

## **DESCRIPTION OF PURPOSES AND ACTIVITIES, COMMUNITY TIES, AND MINORITY SUPPORT**

TELACU is a recognized community-based nonprofit corporation that has been in existence since 1968.

TELACU was originally established to deal with the comprehensive problems of poverty in the East Los Angeles area: problems such as jobs, health care, housing, discrimination and community deterioration. Working with the community and with governmental agencies, TELACU engaged in developing projects and undertook programs and services aimed at addressing the various needs and concerns of people in the area.

The measure of TELACU's success can be seen clearly in the many successful programs it has developed; its ability to attract funds from a variety of sources; its ability to help communities become more self-sufficient; and in its extraordinary growth over such a short time period. Its sphere of influence has gradually widened and now covers a large portion of Los Angeles County. A brochure, which further outlines TELACU's purposes and activities, is attached.

In the mid-1980's, following a decade of successful economic development accomplishments, TELACU's Board of Directors and Staff began to focus their attention on the tremendous need for safe, decent and affordable housing, particularly for senior citizens on limited incomes. Since receiving their first Section 202 fund reservation in 1985, TELACU has successfully received thirty-one (31) fund reservations to develop over 2,200 Section 202/811 units in communities throughout Los Angeles, San Bernardino and Riverside Counties. Five of these projects have been developed within San Bernardino County alone. Each of these projects has been developed in conjunction with the local community leaders, community groups, and the local government agencies.

This is the second project that TELACU will be developing within the City of Rialto. It will complement the first project and assist in providing affordable housing opportunities to seniors and in enhancing the overall redevelopment activities in two major redevelopment areas within the City.

As a minority-based organization, TELACU has long been dedicated to the provision of housing opportunities for minorities. In fact, of the 1,939 Section 202 units that TELACU sponsored and now manages, a full 90% of all TELACU residents are minorities. A listing of the TELACU resident population is as follows.

Sponsor: TELACU

Exhibit 3(a)

Duns: [REDACTED]

Project Name: TELACU Housing Rialto II

## TELACU-SPONSORED SECTION 202 PROJECTS

### CURRENTLY UNDER MANAGEMENT

#### Minority Resident Population Statistics

<u>Project name and location</u>	<u>Resident Population</u>	
	Minority	Non-Minority
TELACU Manor-Commerce	82%	18%
TELACU Senior Housing-Hawthorne	70%	30%
Casa TELACU-East Los Angeles	97%	3%
TELACU Senior Court-Baldwin Park	92%	8%
TELACU Villa-Moreno Valley	64%	36%
TELACU Terrace-Hawthorne	77%	23%
TELACU Plaza-Los Angeles	96%	4%
TELACU Gardens-Commerce	89%	11%
TELACU South Bay-National City	83%	17%
TELACU Vistas-Los Angeles	97%	3%
TELACU Amador Manor-El Monte	93%	7%
TELACU Monterey Park Plaza-Monterey Park	98%	2%
TELACU Pointe-Los Angeles	96%	4%
TELACU Courtyard Apartments-Pasadena	83%	17%
TELACU Las Flores-Pacoima	85%	15%
TELACU Las Palmas-Alhambra	100%	0%
TELACU Villa Hermosa-Whittier	97%	3%
TELACU El Encanto-El Monte	99%	1%
TELACU Las Palomas-Baldwin Park	93%	7%
TELACU Pico Aliso-Los Angeles	100%	0%
TELACU Sierra Vista-San Bernardino	71%	29%
TELACU del Rio-Pico Rivera	97%	3%
TELACU Monte Vista-San Bernardino	91%	9%
TELACU Buena Vista-San Bernardino	90%	10%
TELACU Las Brisas-Pomona	95%	5%
TELACU La Paz-Rialto	79%	21%
TELACU Las Fuentes-Riverside	85%	15%

#### Average TELACU Section 202 Resident Population:

90% Minority

10% Non-Minority

Exhibit 3(a) (cont.)

Because it is a minority-sponsored organization, the programs of which have addressed minority needs, TELACU has emerged as a leader in the minority community. The following represents political, business, and organizations who also work in minority communities and who commend and support TELACU's efforts:

**United States Senator, Dianne Feinstein**  
**United States Senator, Barbara Boxer**  
**United States Congressman, Joe Baca**  
**California State Senator, Gloria Negrete McLeod**  
**California Assemblymember, Wilmer Amina Carter**  
**Supervisor, County of San Bernardino, Josie Gonzales**  
**Mayor, City of Rialto, Grace Vargas**  
**Director, City of Rialto, Redevelopment/Economic Development,**  
**Robb Steel**  
**Director, City of Rialto, Recreation and Community Services**  
**Department, Larry Thornburg**  
**Director, City of San Bernardino, Parks, Recreation & Community**  
**Service Department, Kevin Hawkins, (provide senior**  
**services in Rialto)**  
**Deputy Fire Chief, City of Rialto Fire Department, Jim Bruce**  
**Catholic Charities of San Bernardino/Riverside**  
**San Bernardino County Department of Behavioral Health**  
**Visiting Nurse Association & Hospice of Southern California**  
**The MENTOR Network**  
**Retired and Senior Volunteer Program for City of San Bernardino**  
**Inland Counties Legal Services**  
**San Bernardino County Department of Aging & Adult Services**  
**Inland Caregiver Resource Center**  
**San Bernardino County Community Services Department**  
**Community Senior Services (CSS)**  
**Oldtimers Foundation**  
**Crestview Convalescent Hospital**  
**First Assembly of God Church**  
**Rialto United Methodist Church**  
**Church of the Good Shepherd**  
**St. Catherine's Catholic Community**  
**AT&T**  
**Inland Empire Hispanic Chamber of Commerce**  
**Inland Empire Latino Coalition**  
**Inland Empire Hispanic News**  
**Hispanic Employees Alliance**  
**Inland Agency Health Insurance Counseling and Advocacy Program**  
**Rolling Start, Inc.**



...europei e asiatici, che hanno contribuito a creare un nuovo volto per il continente...

TELACI

## TOOL FOR PROSPERITY: A Message from the President and CEO

TELACU was born out of a community's deep desire to improve the lives of its people.

In the 1960's, East Los Angeles was abandoned by major companies that the community had helped build for generations. It was then plunged into a devastating economic decline that scarred this community with boarded-up businesses, blighted neighborhoods and forsaken factories.

The greatest toll was not economic, but human. As a young man walking the streets of my neighborhood, I saw much more than empty buildings. I saw the despair in the face of a man who has lost the means to provide for his family, and the hopelessness in the stare of a mother who sees no future for her children.

It was this imminent threat to the human spirit in our neighborhoods that brought together a dedicated group of community leaders to form The East Los Angeles Community Union, TELACU.

While our challenge was monumental, our approach was straightforward: to provide people with the tools for true self-empowerment and self-sufficiency, and with opportunities to use those tools to improve their lives.

The struggle has been long, but rewarding. Each job we create pumps new life back into our communities through hard work with dignity and self-respect. Each new homeowner represents a pair of strong hands, building our neighborhoods with their personal commitment. Each young person whose mind is set free through education is a pair of eyes that looks into our future with confidence and ability. With each success comes a renewed sense of pride and purpose.

The American Dream is the opportunity to create a better life for oneself and one's family. By providing people with the tools for prosperity, TELACU is helping to keep that dream alive in communities throughout California.



David C. Lizárraga

David C. Lizárraga,  
President & CEO, TELACU



Sponsor: TELACU

Duns: [REDACTED]

## BUSINESS AND COMMUNITY:

### THE TELACU APPROACH

Economically-sound businesses that positively impact people's lives

More than 35 years of rebuilding communities

Viable partnerships that create dynamic opportunities

TELACU is a non-profit community development corporation founded in 1968. It is self-sustained by TELACU Industries, a for-profit family of companies which provides the economic means to fulfill TELACU's mission. Through its businesses, services and partnerships, TELACU creates dynamic opportunities to rebuild and enhance the communities it serves.

*"A commitment to service has always been an integral part of our nation's character. I commend TELACU for your compassion, generosity, and citizenship. Your inspiring efforts strengthen your community and help to transform our nation, one heart and one soul at a time."*

George W. Bush, President of the United States

TELACU's mission of providing greater opportunities continues to be realized through the creation of new jobs, responsive financial institutions,

expanding businesses, quality affordable housing, and educational opportunities for young people and veterans.

With assets of \$400 million, TELACU brings together the private and public sectors in profitable business ventures that fulfill TELACU's mission. Each of our main divisions and subsidiaries is designed and managed to maximize our continued financial strength while optimizing our ability to benefit our communities.

From the building of thousands of quality, affordable homes, to the creation of thousands of quality jobs, to the lending of millions of dollars to families and small business entrepreneurs, our business philosophy is inseparable from our social philosophy. There is no more viable business venture than one that is economically sound, enhances the community, and positively impacts people's lives. That is the TELACU Approach.



Senior Executive Staff (left to right): President & CEO, [REDACTED], Senior Vice President and CEO, [REDACTED], Senior Vice President, [REDACTED], Senior Vice President, [REDACTED], President, [REDACTED], President & CEO, TELACU Industries



Exhibit II

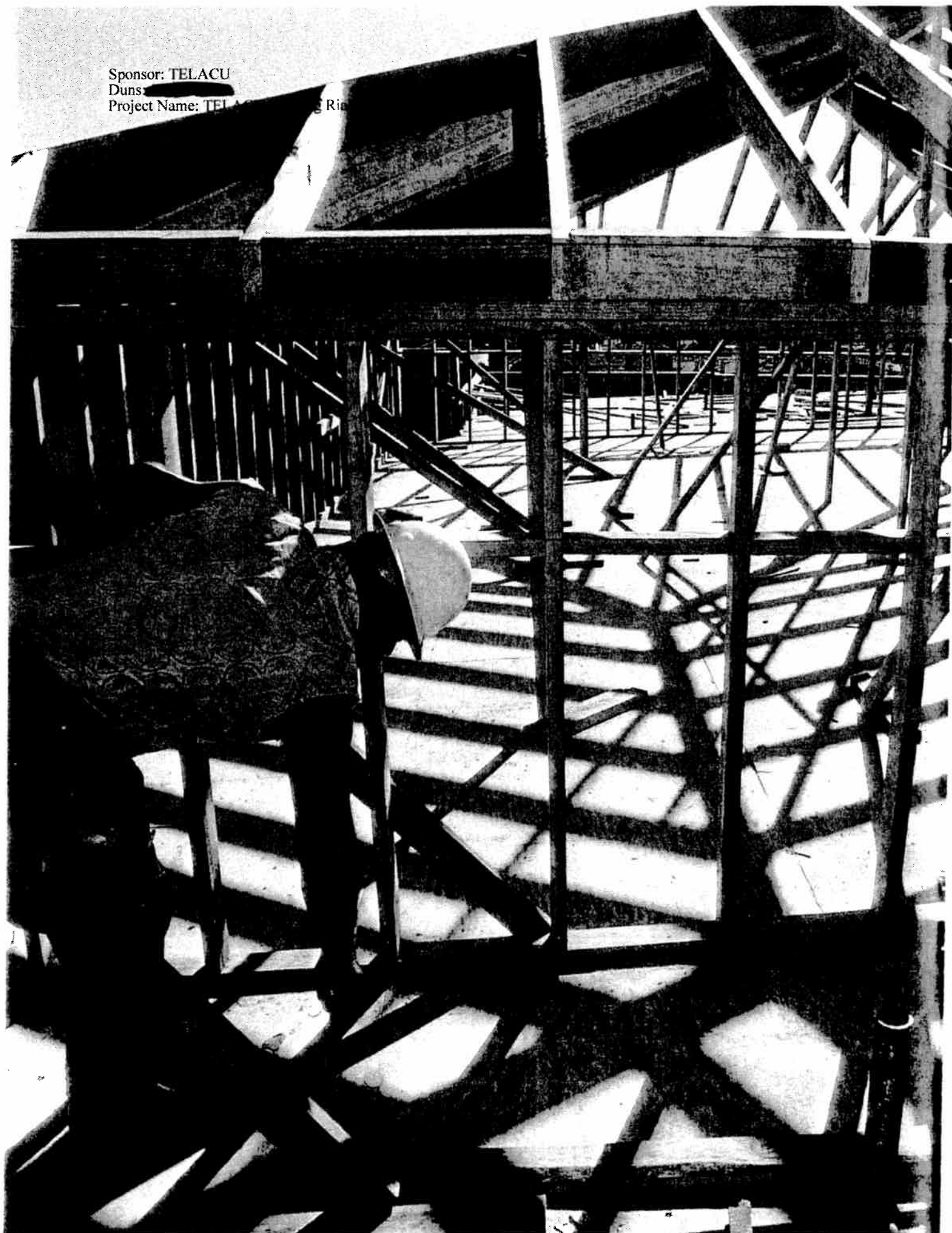


"With vision and determination, TELACU has made the future brighter and more secure for thousands of families by helping to create jobs and affordable housing for people in need. I thank all the men and women of TELACU for the work you do every day, and the contribution you continue to make to our nation's future."

U.S. Senator, MONTEREY PARK, CALIFORNIA



Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU [REDACTED] Ring



Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing Riata II

**Innovative developments that create lasting positive impact**

**Affordable housing for hard-working families and  
senior citizens**

**Mixed-use projects that maximize community assets**

**Commercial, industrial and retail projects that provide  
quality jobs and services**



In order to effect true revitalization, it is essential for communities attempting redevelopment to exhibit positive physical change as evidence of economic advancement. Realizing this need for tangible progress, TELACU Development Corporation emerged to positively impact the landscape of growing communities.

It takes the innovative use of resources to create lasting change. By allocating capital to investments that leverage value to our community, we attract business and commerce to multiply the positive impact of our investment. TELACU Development Corporation builds, owns and manages commercial, industrial and retail developments that attract labor-intensive businesses to our communities. These businesses create quality

jobs, provide needed services, and in turn, attract other businesses that repeat the cycle of revitalization.

A shortage of affordable housing and the aging of our residential communities pose some of California's greatest challenges. Because the availability of clean, safe, affordable housing is essential to an acceptable quality of life, TELACU Development Corporation builds and owns high-quality housing throughout California for families, senior citizens and physically challenged individuals.

TELACU Development Corporation is a premier developer of affordable housing, partnering in creative ways with cities, redevelopment agencies, state tax credit authorities and federal entities such as the United States Department of Housing and Urban Development.

*Each job we create pumps new life back in to our communities through hard work with dignity and self-respect.*



Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing Rehabilitation II



People must have a vested interest in their neighborhoods. Essential to this is home ownership. TELACU Development Corporation designs and builds quality single-family homes, bringing together diverse financial resources to assist the first-time homebuyer and make the dream of home ownership a reality for hard-working families. TELACU also finances the rehabilitation of existing homes, taking blighted, boarded-up properties and restoring them to the housing stock for the revitalization of neighborhoods.

*Each new homeowner represents a pair of strong hands, building our neighborhoods with their personal commitment.*

Senior citizens and physically challenged individuals face a particularly difficult task in finding adequate housing on fixed incomes. TELACU has successfully developed thousands of affordable senior and handicapped apartments throughout California. TELACU Residential Management provides the highest levels of in-house oversight, security, maintenance and social service care that our residents deserve.

The scarcity and high cost of land require imaginative development approaches to truly maximize value. TELACU Development Corporation has successfully worked with cities to develop cutting-edge projects that comprise commercial, retail and housing uses. By creatively leveraging redevelopment funds, these mixed-use projects provide multi-dimensional solutions to challenging land use issues.

From the creation of commercial and industrial centers to the construction of senior and affordable housing, TELACU Development Corporation brings together the public and private sectors in projects that create jobs, attract businesses and provide quality homes for generations to come.



Sponsor: TELACU  
Developer: [REDACTED]  
Project Name: TELACU Housing Rialto II



Sponsor: TELACU

Duns:

Project Name: TELACU Housing Plan 11

## **COMMUNITY COMMERCE BANK AND TELACU COMMUNITY CAPITAL**

**FDIC-insured institution with more than \$250 million in assets**

**Active real estate and small business lender in underserved communities since 1976**

**Management workshops for emerging entrepreneurs**

**Resource and referral network throughout Southern California**

### **Community Commerce Bank**

The refusal of credit in traditionally underserved communities has locked entrepreneurs and families into financial stagnation that has lasted for generations. To reverse this trend, TELACU established Community Commerce Bank, a Community Development Financial Institution designed for the express purpose of serving the credit needs of people in these neighborhoods.

*While our challenge was monumental, our approach was straightforward: to provide people with the tools for true self-empowerment and self-sufficiency, and with opportunities to use those tools to improve their lives.*

Founded in 1976, Community Commerce Bank offers FDIC-insured passbook and certificate accounts, and uses these deposits to make loans to families and small business owners. With experienced management and a dedicated staff, the bank has extended its services to communities in need with branches throughout California.

The remarkable success of Community Commerce Bank is testament to the viability of inner city lending. Since its

inception, Community has loaned nearly \$2 billion to its valued customers, and is one of the most successful, profitable financial institutions of its kind in the nation. Nearly half of its lending volume has been generated in low to moderate income and minority neighborhoods.

While some banks struggle to meet their community directed commitments, Community Commerce Bank will remain a dependable financial partner in the communities it serves.

### **TELACU Community Capital**

Since 1981, TELACU Community Capital ("TCC") has provided important economic assistance to small businesses that do not easily fit the lending criteria of commercial banks. By providing special financing to challenged businesses, TELACU has been a catalyst in creating and retaining jobs in Southern California communities.





TELACU Housing Rialto II



TCC loan programs are funded by various sources, including the U.S. Department of Commerce Economic Development Administration and private financial institutions. TCC makes business economic development loans ranging between \$20,000 to \$700,000 for qualified clients operating in low to moderate income communities in Los Angeles and Orange counties. Loan proceeds can be utilized for financing real estate, working capital, machinery, inventory and debt restructuring.

TELACU Community Capital conducts its own Business Evaluation and Financial Management Workshops, providing tools to small business owners to more effectively manage their businesses. Workshops are taught in English and Spanish by CPAs and other business professionals.

In an effort to support business growth and economic development, TELACU Community Capital networks with local banks, business assistance providers and other economic development lending programs to offer a comprehensive menu of services for the small business client. TCC has developed an extensive

***"Hard working families and small businesses need access to capital to thrive and succeed. By successfully fulfilling this need, TELACU continues to be a driving force in the economic advancement of communities throughout California and beyond."***

Rector V. Barreto, Administrator, United States Small Business Administration

Small Business Resource Network to ensure that appropriate referrals are made to meet the small business owner's capital and technical assistance needs.

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing Rialto IL



Sponsor: TELACU

Dunn

## TELACU CONSTRUCTION MANAGEMENT

Project Name: TELACU Housing Riato II

Management of large public and private construction projects

Highly skilled staff of engineers, architects and construction specialists

Construction of schools, libraries, transit facilities and infrastructure

As TELACU continues to revitalize communities, there exists an ever-increasing need for the construction of new public and private facilities, and infrastructure. The management of these massive undertakings requires experience, innovation, and state-of-the-art technology.

TELACU Construction Management is a leader in the design and management of large-scale construction projects. TELACU's highly skilled staff of engineers,

*With each success comes a renewed sense of pride and purpose.*

architects, construction specialists and planners provide their expertise in the construction of transportation and water infrastructure, medical, municipal and correctional facilities, schools, public housing projects, and engineering services for cities and municipal agencies.

TELACU Construction Management has built a formidable foundation of

capability over the past 25 years, providing the following services to the public and private sectors:

- Program Management
- Construction Management
- Design/Build
- Engineering
- Construction
- Scheduling
- Estimating
- Quality Control
- Consulting to Municipal Agencies

TELACU Construction Management is a certified SDB organization, and is an 8(a) certified company with the United States Small Business Administration.



Sponsor: TELACU

## INTER-CITY ENERGY SYSTEMS

Free energy conservation products and services for homeowners

Significant utility cost savings for low-income households

Many homes in low-income neighborhoods suffer from inadequate insulation and outdated construction methods resulting in higher energy bills for those homeowners who can least afford them.

Inter-City Energy Systems, in partnership with The Gas Company and Edison International, provides a variety of energy conservation products and services as a free public service to qualifying low-income families.

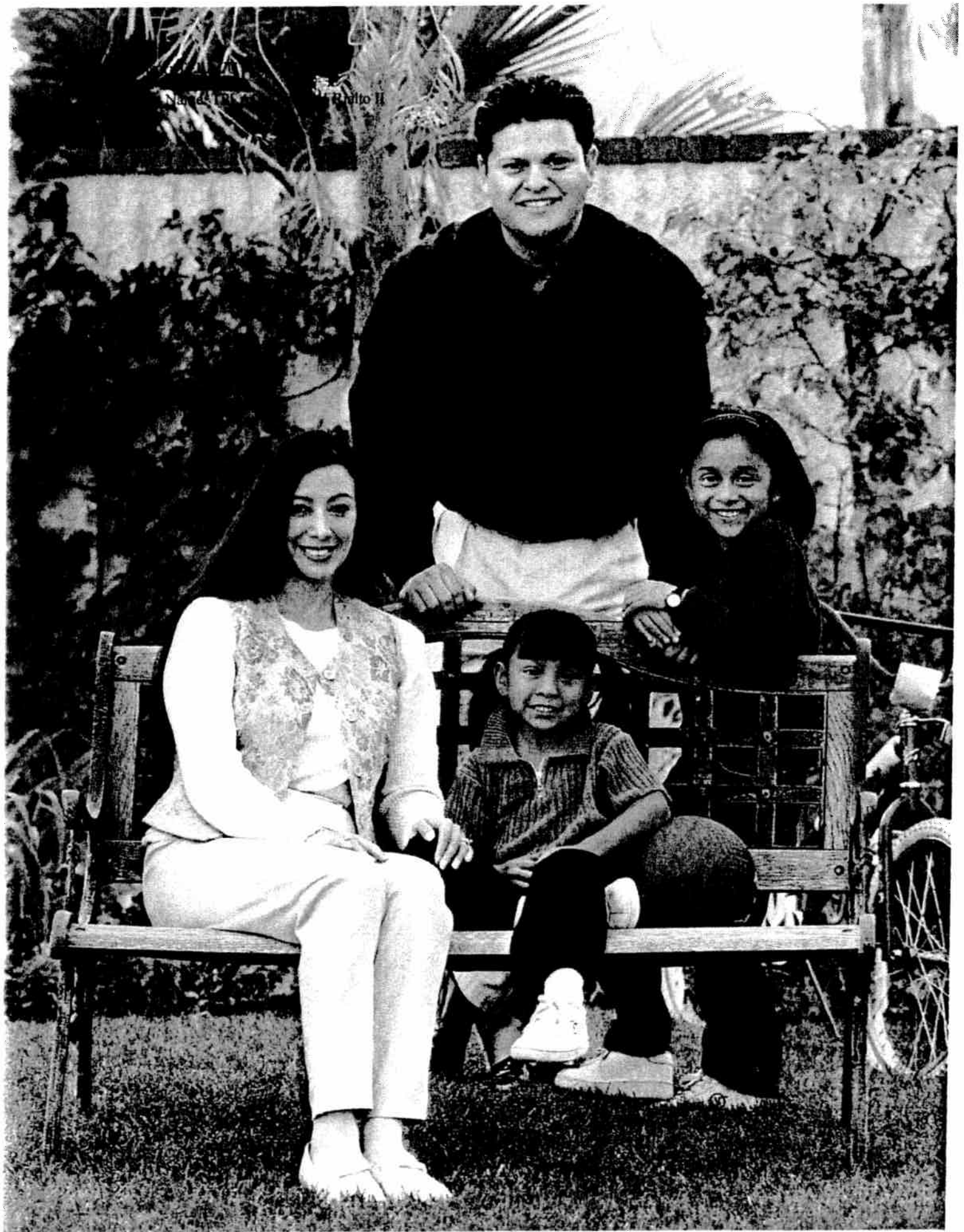
Inter-City Energy Systems has assisted thousands of families in substantially lowering their energy expenses.

We provide a variety of energy-related programs including:

- Installation of weatherization measures
- Appliance replacement
- Water conservation
- Evaporative cooler programs
- Energy education

Most families realize savings of 40% on their monthly energy bills. Since established by TELACU, Inter-City Energy Systems has provided free products and services in more than 100,000 homes.







Sponsor: TELACU

Duns: [REDACTED]

## BUSINESSES THAT MAKE A DIFFERENCE

Other businesses in the TELACU Family of Companies

Responsible businesses that fulfill the TELACU Mission

### Tamayo Restaurant

Tamayo Restaurant stands as a symbol of TELACU's dedication to excellence in the renewal of communities. Built in 1928, this masterpiece of Spanish-style architectural landmark had fallen into disrepair and neglect. TELACU acquired and carefully restored this elegant structure to its former magnificence, and placed within it a world-class dining

*It was this imminent threat to the human spirit in our neighborhoods that brought together a dedicated group of community leaders to form TELACU.*

establishment serving gourmet, traditional and contemporary Mexican cuisine. Named for the internationally renowned Mexican artist Rufino Tamayo, the restaurant proudly displays a fabulous collection of his works.



### South Coast Shingle Company

South Coast Shingle Company is one of Southern California's most established building materials supply companies, with over 50 years of experience serving the Western United States. Carrying a complete line of roofing and building supplies for industrial and commercial construction as well as for the home building industry, South Coast has built an impressive and loyal clientele. Since its acquisition by TELACU in 1982, South Coast Shingle Company has established itself as an integral part of TELACU's Family of Companies.

Sponsor: TELACU  
Duns: [REDACTED]  
Project: [REDACTED]  
**LINC TELACU EDUCATION FOUNDATION**

**Building the community leaders of tomorrow**

**Scholarships, Internships and mentorships for deserving Latino students**

**Positively affecting healthcare delivery in our community**

Each year, the majority of Latino students in the United States face formidable barriers to academic success. As a result, only 22% of Latino high school graduates go on to higher education. A full 50% of those who do continue fail to complete their freshman year, and less than 7% of the Latino population ever attains a college degree. Since 1983, the LINC TELACU Education Foundation has contributed to the development of the future leaders of our communities through a variety of programs designed to maximize the potential of our youth.

### **The Scholarship Program**

In partnership with corporations, individuals, and a network of some of our nation's finest, most prestigious colleges and universities, the LINC TELACU Education Foundation provides financial assistance to qualified Latino students

seeking college degrees. Through generous contributions from the private sector and matching funds provided by partnering institutions, the LINC TELACU Scholarship Program has awarded millions of dollars to thousands of deserving students.

The LINC TELACU Education Foundation's success is attributable to much more than providing vitally-needed financial aid. Our College Advisement and Leadership Program enables scholars to develop college survival skills, build their leadership potential, and become active members of their community.

Essential to increasing the number of our college graduates is our Mentorship Program, funded by a generous grant from Citigroup Foundation. By uniting LINC TELACU Scholars with successful professionals in the business world, we are able to provide accessible role models to assist and guide our young people as they prepare to apply their studies to real world experiences.

Equally important to preparing our scholars is our Internship Program, which helps LINC TELACU scholars acquire job skills they need to pursue successful careers after graduation.

*"I have been fortunate to accomplish many things by the virtue of the belief, encouragement and support I have received from others. It is vital that each of us give something back to our communities. That's what TELACU has been doing for more than 35 years."*

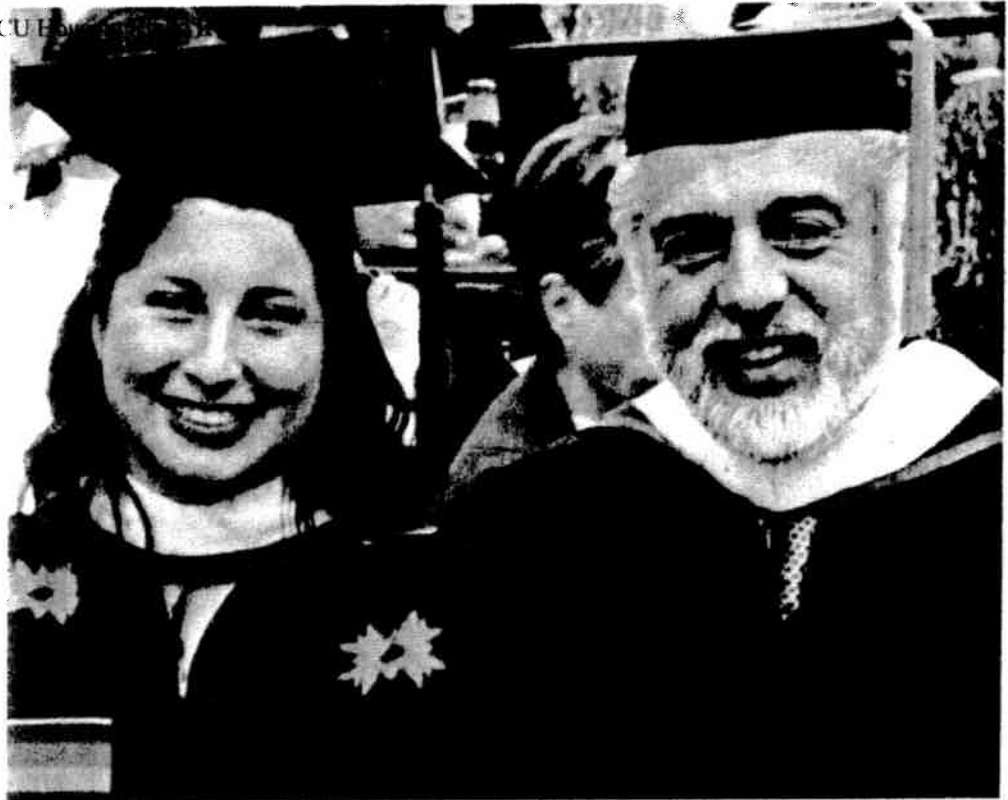
*Diego M. Bustamante, Lieutenant Governor, State of California*



Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Education Foundation



The effectiveness of any scholarship must be measured by its contribution to helping a student receive a degree. The breadth of services LINC TELACU Education Foundation provides has enabled our senior class scholars to achieve an impressive 100% graduation rate. The LINC TELACU model is indeed a recipe for success.

#### **The Health Careers Program**

There exists in the Latino community a severe shortage of bilingual healthcare professionals that threatens the very fabric of our society. To reverse this trend, the LINC TELACU Education Foundation has developed important partnerships with Downey Regional Medical Center, Tenet

Healthcare Foundation, and White Memorial Medical Center for the purpose of assisting and training bilingual professionals entering the healthcare field.

LINC TELACU's Bridge to Nursing Program provides resources to ensure that our community generates nursing professionals from within.

This comprehensive model has enabled LINC TELACU to place dozens of fully trained bilingual nurses in area hospitals most in need of highly skilled, bilingual professionals.



Sponsor: TELACU

Duns:

Project Name: TELACU

River



Sponsor: TELACU

Duns:

## **EDUCATIONAL PROGRAMS, RESOURCES, AND YOUTH SERVICES**

**Community-based programs for life-long learning**

**Educational programs that change and enrich lives**

**Reaching out to at-risk youth**

### **Early Outreach & Veterans Programs**

Studies clearly indicate that the chances of a young person going on to higher education are positively affected by early exposure to college as a legitimate path in life. TELACU is the first community-based recipient of the federally-funded Classic Upward Bound and Talent Search Programs, which effectively place middle and high school students on an early college-bound track.

*"The most precious resource our community possesses is its young people. If we can impact the life of just one young person, we can change the world. TELACU saw that possibility in me when I was a youth. I am proud to be living proof that an investment in our young people is an investment in our future."*

Richard G. Polanco, Senate Majority Leader (Ret.), State of California

TELACU is also proud to offer the Veterans Upward Bound Programs, where these honorable men and women learn valuable math, writing, and computer skills before enrolling in post-secondary education.



### **Educational Centers**

Crowding and cutbacks in public schools have left many qualified students without the vital counseling, library, and technology services they need. The Educational Resource Center, located at TELACU's headquarters, is staffed by full-time counselors who provide educational advisement, a complete database on post-secondary programs, GED and SAT preparation, current information on scholarships, grants and loans, and computer training. Complementing the Resource Center is a newly opened state-of-the-art Educational Technology Center that provides at-risk youth and their parents with the opportunity to learn the latest computer and internet technologies while building important family communication skills.

### **TELACU Youth Services**

The youth of inner-city communities are under assault by a variety of negative social pressures, including gangs, drugs and violent crime. TELACU Youth Services provides at-risk youth with daily learning experiences that build the strength and self-confidence they need to take command of their lives and become the community leaders our next generation needs.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing Rialto II

## THE MANY FACES OF TELACU

Rebuilding communities for more than 35 years

Innovative developments that create lasting positive impact and quality jobs

Businesses that make a difference



Affordable housing for families and senior citizens

Lending programs that assist small businesses

Investing in the lives of young people and veterans

Building the schools, municipal facilities and

infrastructure of tomorrow



### TELACU:

A pioneering institution committed to service,  
advancement, empowerment and the  
creation of self-sufficiency.





5400 E Olympic Blvd • Suite 300

Los Angeles • CA 90022

T: 323.721.1655

F: 323.724.3372

[www.telacu.com](http://www.telacu.com)

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### **EXHIBIT 3(b)**

#### **DESCRIPTION OF SPONSOR'S TIES TO THE COMMUNITY AND THE TARGET POPULATION**

TELACU, a community-based organization, was created in 1968 by community and business leaders to meet the challenges of providing economic and social revitalization to the residents of East Los Angeles. Forty years later, TELACU remains a community based organization and an active participant in the Los Angeles community. Today, the diverse TELACU family of companies is responsible for over \$410 million in assets and \$90 million in annual revenues - - certainly providing positive impact on our communities.

TELACU's success has in large part been due to its ties to the community. Because it is a minority-sponsored organization, the programs of which have addressed minority needs, TELACU has emerged as a leader in the minority community. TELACU has developed all of its projects within Los Angeles, San Bernardino and Riverside Counties. Since 1992 TELACU has been working in the Inland Empire, which encompasses the Greater Riverside and San Bernardino area, and is responsible for the development and management of TELACU Villa, a 75-unit Section 202 project in nearby Moreno Valley, along with TELACU Las Fuentes, a 75-unit project in Riverside. In addition, TELACU was awarded 75-unit projects in neighboring San Bernardino in 2000, 2001, 2002, a 90-unit project in 2006, and another 75-unit project in 2007. TELACU was also awarded a 75-unit project in Riverside in 2006. All of these projects were located in redevelopment areas. As with the City of Rialto, the proposed project will be located in one of the City's redevelopment target areas and is a high priority with the City.

This year the City specifically requested TELACU to look into its redevelopment area along Foothill Boulevard (Merged Project Redevelopment Area) at the northwest end of the City, which is in need of affordable housing. This project will enhance TELACU's successful partnership with the City and emphasize the high regard the City has for TELACU. The City has once again committed funding for the project, as it did for the first project in Rialto. It has also committed to providing additional funding if there is a demonstrated need for funding for offsites or additional amenities not funded by HUD.

Working with neighborhood groups and social service providers, TELACU has been a significant partner in the efforts to revitalize this part of the Inland Empire and welcomes the opportunity to bring more affordable housing units to the Rialto community. With a large underserved minority, senior population in the Rialto area, TELACU has fostered relationships with local minority groups; relationships to ensure those services are provided to those who will benefit from them. The relationships developed from TELACU's other projects in San Bernardino, Riverside, Rialto, and Moreno Valley have

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

made it possible for TELACU to formulate the basis for future housing services in the area.

Accompanying this application are letters from the following organizations and individuals that commend and support our efforts in the community:

**United States Senator, Dianne Feinstein**  
**United States Senator, Barbara Boxer**  
**United States Congressman, Joe Baca**  
**California State Senator, Gloria Negrete McLeod**  
**California Assemblymember, Wilmer Amina Carter**  
**Supervisor, County of San Bernardino, Josie Gonzales**  
**Mayor, City of Rialto, Grace Vargas**  
**Director, City of Rialto, Redevelopment/Economic Development,**  
**Robb Steel**  
**Director, City of Rialto, Recreation and Community Services**  
**Department, Larry Thornburg**  
**Director, City of San Bernardino, Parks, Recreation & Community**  
**Service Department, Kevin Hawkins, (provide senior**  
**services in Rialto)**  
**Deputy Fire Chief, City of Rialto Fire Department, Jim Bruce**  
**Catholic Charities San Bernardino/Riverside**  
**San Bernardino County Department of Behavioral Health**  
**The MENTOR Network**  
**Retired and Senior Volunteer Program for City of San Bernardino**  
**Inland Counties Legal Services**  
**San Bernardino County Department of Aging & Adult Services**  
**Inland Caregiver Resource Center**  
**San Bernardino County Community Services Department**  
**Community Senior Services (CSS)**  
**Oldtimers Foundation**  
**Crestview Convalescent Hospital**  
**St. Catherine's Catholic Community**  
**Inland Empire Latino Coalition**  
**Inland Empire Hispanic News**  
**Inland Agency Health Insurance Counseling and Advocacy Program**  
**Rolling Start, Inc.**

As an organization founded and operated for 40 years by leaders of the Latino community, TELACU its guiding mission; the promotion of opportunities for members of minority communities. TELACU's success in promoting opportunities for minorities can be seen in its leadership and involvement in the Latino community, in the contracts it has awarded to minority-and women-owned businesses, and in the profile of its own workforce. The attached letters attest to TELACU's leadership, commitment and

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

experience working in minority communities. TELACU's own programs have not only benefited residents of minority communities, but TELACU, as an organization, has helped other businesses and community groups to expand their programs and services to minorities.

TELACU's greatest impact has been realized by acting as a minority Sponsor for thirty-one (31) Section 202 projects. All totaled, TELACU, through its owner corporations, awarded over \$54 million to other MBE/WBE firms during the development of these Section 202 projects. This represents close to 40% of the total project costs. Attached is a listing of these contracts. (Table I)

Additionally, TELACU Affordable Housing, acting as a Minority participant in the Century Freeway Housing Program, awarded another \$6.9 million in contracts, more than 64% of the total project costs for the development on its City View Terrace project, located in the city of Los Angeles, for the period 1992 to 1997.

Finally, as shown on the attached workforce profile, TELACU's employees are also reflective of its commitment to the promotion of opportunities for women and minorities. In the corporate office, 89% of TELACU's employees are minorities. (Table II)

TELACU has a long history of serving the target elderly population. Further, like the Rialto community (which is a minority community), TELACU's strongest ties are to minority communities. It is TELACU's history and experience in working with the target population and local community groups that will ensure the successful development of the proposed project. Additionally, our presence in neighboring cities will ensure continued participation from the target resident population. TELACU's ties to the community are further evidenced by the letters of support from local community groups, service providers and elected officials.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 3(b) Table I

**TELACU SECTION 202 HOUSING PROJECTS**  
(Contracts awarded to MBE, WBE, and Small Businesses by Owner Corporation)

TELACU Senior Housing Projects (Contracts awarded to minority-, women-owned, and small businesses by Owner)			MBE, WBE, SBE Contracts Awarded by year
Contractor	Contract Amount	Trade	
TELACU Senior Housing-Hawthorne			1987 : 435,058
Watt/Parker Construction	340,058	WBE/MBE/SBE Subcontractors	
Villanueva/Aroni	95,000	Architect	
TELACU Senior Manor-Commerce			1988 : 492,834
Watt/Parker Construction	397,834	WBE/MBE/SBE Subcontractors	
Villanueva/Aroni	95,000	Architect	
TELACU Senior Court-Baldwin Park			
Watt/Parker Construction	362,878	WBE/MBE/SBE Subcontractors	
Villanueva/Aroni	128,000	Architect	
Casa TELACU-East Los Angeles			1990 : 1,330,338
Campbell Construction	718,460	WBE/MBE/SBE Subcontractors	
Villanueva/Aroni	121,000	Architect	
TELACU Terrace-Hawthorne			
Campbell Construction	864,626	WBE/MBE/SBE Subcontractors	
Bahr, Vermeer & Haecker	24,000	WBE/MBE/SBE Employer	
TELACU Plaza-South Park			
Campbell Construction	682,365	WBE/MBE/SBE Subcontractors	
Bahr, Vermeer & Haecker	34,800	WBE/MBE/SBE Employer	
TELACU Villa-Moreno Valley			1991 : 2,104,695
Ellias Construction	474,904	WBE/MBE/SBE Subcontractors	
Bahr, Vermeer & Haecker	24,000	WBE/MBE/Employer	
TELACU Senior Housing-Commerce II			1993 : 826,000
Ellias/Acuna Construction	800,000	Construction Joint Venture	
Bahr, Vermeer & Haecker	26,000	WBE/MBE/SBE Employer	
TELACU Senior Housing-National City			
Pacifica Services	4,300,000	MBE General Contractor	
Falkenberg/Gilliam	40,000	WBE Housing Consultant	
Troncoso/Raza Associates	200,000	Architect	
TELACU Senior Housing-Monterey Hills			1994 : 7,380,000
Ellias Construction	2,700,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	40,000	WBE Housing Consultant	
BVH/TRA	100,000	Architect (MBE Joint Venture)	
TELACU Senior Housing-Pasadena			
Pacifica Services	4,500,000	MBE General Contractor	
Marie Phillips	50,000	WBE Housing Consultant	
BVH/CHCG	100,000	Architect (MBE Joint Venture)	
TELACU Senior Housing-El Monte			1995 : 6,010,000
Ellias Construction	1,100,000	MBE/WBE/SBE Subcontractor	
Marie Phillips	50,000	WBE Housing Consultant	
Troncoso/Raza Associates	210,000	Architect	

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### TELACU SECTION 202 HOUSING PROJECTS

(Contracts awarded to MBE, WBE, and Small Businesses by Owner Corporation)

#### TELACU Senior Housing Projects (Contracts awarded to minority-, women-owned, and small businesses by Owner)

Contractor	Contract Amount	Trade	MBE, WBE, SBE Contracts Awarded by year
<b>TELACU Senior Housing-Los Angeles</b>			
Elias Construction	1,700,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
BVH Architects	50,000	Architect (MBE Joint Venture)	
<b>TELACU Housing-Pacoima</b>			
Pueblo Contracting Services	4,300,000	MBE General Contractor	
Marie Phillips	50,000	WBE Housing Consultant	
BVH Architects	20,000	MBE/WBE/SBE Consultants	
<b>TELACU Housing-Monterey Park</b>			1996 : 7,856,000
Elias Construction	1,400,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultants	
Villanueva/Armoni	236,000	MBE Architect	
<b>TELACU Housing-Alhambra</b>			
Elias Construction	1,100,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
BVH Architects	40,000	MBE/WBE/SBE Consultants	
<b>TELACU Housing-Whittier</b>			1997 : 2,715,000
Elias Construction	1,200,000	MBE/WBE/Subcontractors	
Marie Phillips	50,000	WBE Housing Consultants	
Villanueva/Armoni	275,000	MBE Architect	
<b>TELACU Housing-El Monte</b>			
Elias Construction	1,200,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
Troncoso/Raza Associates	205,900	Architect	
<b>TELACU Housing-Baldwin Park</b>			1998 : 3,042,900
Elias Construction	1,320,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
Villanueva/Armoni	217,000	MBE Architect	
<b>TELACU Housing - Pico Aliso</b>			1999 : 5,185,000
Pueblo Contracting Services	4,900,000	MBE General Contractor	
Marie Phillips	50,000	WBE Housing Consultant	
Villanueva/Armoni	235,000	MBE Architect	
<b>TELACU Housing - San Bernardino</b>			2002 : 3,712,500
Elias Construction	1,500,000	MBE /WBE/ SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
Villanueva Architects	250,000	MBE Architect	
<b>TELACU Housing - Pico Rivera</b>			
Elias Construction	1,600,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
Villanueva Architects	262,500	MBE Architect	

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### TELACU SECTION 202 HOUSING PROJECTS

(Contracts awarded to MBE, WBE, and Small Businesses by Owner Corporation)

TELACU Senior Housing Projects (Contracts awarded to minority-, women-owned, and small businesses by Owner)

Contractor	Contract Amount	Trade	MBE, WBE, SBE Contracts Awarded by year
TELACU Housing - San Bernardino II			2003 : 1,150,000
Ellias Construction	800,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
Villanueva Architects	300,000	MBE Architect	
TELACU Housing - San Bernardino III			2004 : 4,520,000
Ellias Construction	1,900,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
Villanueva Architects	300,000	MBE Architect	
TELACU Housing - Pomona			
Ellias Construction	1,900,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
Villanueva Architects	320,000	MBE Architect	
TELACU Housing - Rialto			2005 : 5,400,000
Ellias Construction	2,270,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
Villanueva Architects	305,000	MBE Architect	
TELACU Housing - Riverside			
Ellias Construction	2,410,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	50,000	WBE Housing Consultant	
Villanueva Architects	315,000	MBE Architect	
TELACU Housing - Pomona II			2008 : 2,785,000
Ellias Construction	2,410,000	MBE/WBE/SBE Subcontractors	
Marie Phillips	60,000	WBE Housing Consultant	
Villanueva Architects	315,000	MBE Architect	
Total Amount Awarded to MBE/WBE/SBE Firms			54,945,325
Total Project Costs			143,955,000
% of Total Project Costs awarded			38%

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### **EXHIBIT 3(c)**

#### **DESCRIPTION OF LOCAL GOVERNMENT SUPPORT**

The proposed project is being developed in partnership with the Redevelopment Agency of the City of Rialto.

In an effort to encourage the development of affordable housing in one of its prime redevelopment areas, the Merged Redevelopment Project Area of Rialto, the Redevelopment Agency assisted in identifying the subject site for the development of a senior housing facility by TELACU. The City was pleased with its experience in developing "TELACU La Paz" with TELACU (and its subsequent occupancy in 2006) and sought to develop another project with TELACU.

After identifying the site, the City purchased the site and worked with TELACU to get all the entitlements in place and hold the site for a Section 202 grant. It has further agreed to put in a substantial amount of redevelopment funds to not only provide the site for free but to assist in the overall project feasibility, and to provide additional amenities.

In support of TELACU's efforts and to ensure the financial viability and success of the project, the Redevelopment Agency and Housing Department have agreed to provide the following support:

- Commit the \$1,500,000 of land acquisition funding back into the project and, if needed, commit up to an additional \$3,500,000 to make the project economically feasible. (See attached letter).
- Assist in ensuring infrastructure improvements are available for the project.
- Provision of staff time to assist in zoning and processing of entitlement and plan check through City Planning Department and Building Department.
- Assist in use of redevelopment funds to augment amenities for the project and insure the project's design reflects the high quality expected in the City.
- Assist in reduction in parking requirements by Ordinance, saving 60% of the parking space costs normally provided to a housing project.
- Assistance in obtaining letters of support for the project.

Please see attached letters certifying the support of the Redevelopment Agency of the City of Rialto and its Housing Department.



# RIALTO HOUSING AUTHORITY

June 18, 2008

Acting Secretary Roy Bernardi  
U.S. Department of Housing and Urban Development (HUD)  
451 Seventh Street S.W.  
Washington, DC 20410

**RE: TELACU 2008 SECTION 202 APPLICATION – PROPOSED SENIOR  
HOUSING (700 WEST BLOCK OF FOOTHILL AVENUE – CITY OF  
RIALTO, CA 92376)**

Dear Mr. Secretary:

This letter is to confirm that the Rialto Housing Authority (Authority), in conjunction with the Redevelopment Agency of the City of Rialto (Agency), has already committed \$1,500,000 for property acquisition for TELACU's affordable senior housing project proposed to be located in Rialto. This was approved by the Agency/Authority Board of Directors on April 15, 2008. A Purchase Option Agreement with TELACU regarding the purchase of this property was approved by the Agency/Authority Board on May 4, 2008. This will be TELACU's second project in Rialto.

Moreover, should TELACU be awarded HUD 202 funds, the Authority has set-aside an additional amount up to \$3,500,000, as may be reasonably needed to ensure project feasibility.

I wish TELACU success in obtaining HUD 202 funds as senior housing is a top priority for our Agency/Authority and it is desperately needed in our community.

Sincerely,

Robb Steel  
Redevelopment/Economic Development Director

131 South Riverside Avenue, Rialto, California 92376  
(909) 879-1140 • Fax (909) 875-5467

Sponsor: TELACU  
Duns: [REDACTED]

TELACU  
CORPORATE OFFICE  
WORKFORCE PROFILE

Project Name: TELACU Housing - Rialto II

Table II (Ex. 3b)

JOB CATEGORY	MALE					FEMALE					TOTAL
	ASIAN	HISPANIC	AMERICAN INDIAN	BLACK	WHITE	ASIAN	BLACK	HISPANIC	AMERICAN INDIAN	WHITE	
OFFICE MANAGERS		9			5			4			18
PROFESSIONALS	1	1					1	6			9
OFFICE/CLERICAL		1			1	2		20			24
SERVICE		1									1
CRAFTSMAN		1									1
TOTAL	1	13	0	0	6	2	1	30	0	0	53



# RIALTO HOUSING AUTHORITY

June 18, 2008

Acting Secretary Roy Bernardi  
U.S. Department of Housing and Urban Development (HUD)  
451 Seventh Street S.W.  
Washington, DC 20410

**RE: TELACU 2008 SECTION 202 APPLICATION – PROPOSED SENIOR  
HOUSING (700 WEST BLOCK OF FOOTHILL AVENUE – CITY OF  
RIALTO, CA 92376)**

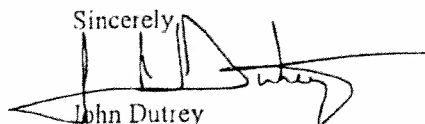
Dear Mr. Secretary:

The Rialto Housing Authority ("Authority") is pleased to work with TELACU as part of the City's Consolidated Plan (the "Plan") process to develop a Section 202 Senior Housing Project within the City of Rialto. There are a number of key areas identified in the Consolidated Plan that involve senior citizens. We have been working with TELACU in the following areas:

1. Supporting TELACU in their Section 202 efforts to obtain a fund reservation.
2. Acquiring a site for the senior housing project within a Redevelopment Project Area so that the project could complement other activities planned by the City's Redevelopment Agency ("Agency") for the area.
3. Assisting TELACU in ensure sufficient Authority funds are available to cover both infrastructure improvement costs and project gap funding.
4. Assisting TELACU in the zoning and project entitlement process through the City's Planning Division; also assisting in streamlining the process, if necessary.
5. Exploring the use of additional Authority funds to make the project more physically attractive.

We will continue to work in concert with TELACU to make the proposed project a reality

Sincerely,



John Dutrey  
Housing Program Manager

131 South Riverside Avenue, Rialto, California 92376  
(909) 879-1140 • Fax (909) 875-5467



# *City of Rialto* *California*

June 18, 2008

Acting Secretary Roy Bernardi  
U.S. Department of Housing and Urban Development (HUD)  
451 Seventh Street S.W.  
Washington, DC 20410

**RE: TELACU 2008 SECTION 202 APPLICATION – PROPOSED SENIOR  
HOUSING (700 WEST BLOCK OF FOOTHILL AVENUE, RIALTO, CA  
(APN 0128-081-02))**

Dear Mr. Secretary:

For your information, the above referenced property is currently situated in a C-2 Zone (Central Commercial) and is designated under the General Plan Land Use Map as General Commercial. However, due to TELACU's proposed senior housing rental project, the land-use zone of the referenced property has been approved to be changed to R-3 (Multi-Family Residential) and amendment has been approved to change the General Plan Land Use Map to High Density.

The land-use changes were approved by the Rialto City Council on June 17, 2008. No further review and approval by the City is required. The new land-use designations will go into effect after 30 days of the City Council meeting.

The new land-use designations for the subject property would allow the development of a senior citizen housing project, subject to compliance with all City applicable development standards and zoning codes.

If you have any questions, please contact my office at (909) 421-7246.

Sincerely,

Michael E. Story, Director  
Development Services Department  
MES/lm

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 3(d)**

### **LETTERS OF SUPPORT**

The subject project has broad support from political, business, community and minority leaders. Attached are letters from the following:

**United States Senator, Dianne Feinstein**  
**United States Senator, Barbara Boxer**  
**United States Congressman, Joe Baca**  
**California State Senator, Gloria Negrete McLeod**  
**California Assemblymember, Wilmer Amina Carter**  
**San Bernardino County Supervisor, Josie Gonzales**  
**Mayor, City of Rialto, Grace Vargas**  
**Director, City of Rialto, Redevelopment/Economic Development,**  
**Robb Steel**  
**Director, City of Rialto, Recreation and Community Services Department,**  
**Larry Thornburg**  
**Director, City of San Bernardino, Parks, Recreation & Community Service**  
**Department, Kevin Hawkins, (provide senior services in Rialto)**  
**Deputy Fire Chief, City of Rialto Fire Department, Jim Bruce**  
**Catholic Charities of San Bernardino/Riverside, CEO/Executive VP,**  
**Ken F. Sawa, MSW, LCSW**  
**Department of Behavioral Health, County of San Bernardino, Director,**  
**Allan G. Rawland, MSW, ACSW**  
**The MENTOR Network, Program Manager, Maria Tsai**  
**Retired and Senior Volunteer Program, City of San Bernardino, Manager,**  
**Nancy Clatfelter**  
**Inland Counties Legal Services, Executive Director, Irene Morales**  
**San Bernardino County Department of Aging & Adult Services, Deputy Director,**  
**Jane Adams**  
**San Bernardino County Community Action Partnership, CEO,**  
**Patricia L. Nichols**  
**Inland Caregiver Resource Center, Executive Director, David Fraser, MSW**  
**Community Senior Services (CSS), Coordinator, Senior Help Line, Abigail Castillo**  
**Oldtimers Foundation, CEO, George Cole**  
**Crestview Convalescent Hospital, Administrator, Leona Berglund**  
**St. Catherine's Catholic Community, Pastor, Steven C. Porter**  
**Inland Empire Latino Coalition, Chair, Civil Rights Task Force, Steven A. Figueroa**

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

**Inland Empire Hispanic News, Publisher/Editor, Graciano M. Gomez**

**Abuelitos International, President & Founder, Conny Gomez L.**

**East Los Angeles Skill Center, Principal, Wendy Ramirez**

**Weingart East Los Angeles YMCA, Executive Director, Ruben Corona**

**Arroyo Vista Family Health Center, CEO, J. Lorraine Estradas, RN, MPH**

**Inland Agency Health Insurance Counseling and Advocacy Program,**

**Program Manager, Ann S. Kasper**

**Omnitrans, CEO/General Manager, Durand L. Rall**

**Rolling Start, Inc., Executive Director, Fran Bates**

DIANNE FEINSTEIN  
CALIFORNIA

COMMITTEE ON APPROPRIATIONS  
COMMITTEE ON THE JUDICIARY  
COMMITTEE ON RULES AND  
ADMINISTRATION—CHAIRMAN  
SELECT COMMITTEE ON INTELLIGENCE

## United States Senate

WASHINGTON, DC 20510-0504

<http://feinstein.senate.gov>

June 27, 2008

Mr. Tom Azumbrado  
Director of Multifamily Housing  
U.S. Department of Housing and Urban Development  
600 Harrison St., Third Floor  
San Francisco, CA 94102

Dear Mr. Azumbrado:

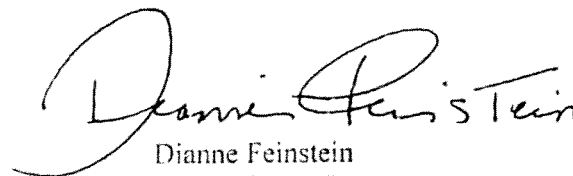
I am writing in support of the grant application submitted by the East Los Angeles Community Union (TELACU) to the U.S. Department of Housing and Urban Development's Section 202 Grant Program.

TELACU has successfully worked on projects to provide affordable housing to those that need it most. The proposed project would provide 75 one-bedroom units for low-income senior citizens and help to ease the tremendous shortage of affordable housing for senior citizens in and around the City of Rialto.

I urge your consideration of TELACU's grant application. Should you have any questions regarding this matter, please feel free to contact Guillermo Gonzalez in my Los Angeles office at (310) 914-7310.

Thank you very much for your attention and consideration of this request.

Sincerely yours,



Dianne Feinstein  
United States Senator

DF:gg

FRESNO OFFICE:  
2500 TULARE STREET  
SUITE 4290  
FRESNO, CA 93721  
(559) 485-7430

LOS ANGELES OFFICE:  
11111 SANTA MONICA BOULEVARD  
SUITE 915  
LOS ANGELES, CA 90025  
(310) 914-7300

SAN DIEGO OFFICE:  
750 B STREET  
SUITE 1030  
SAN DIEGO, CA 92101  
(619) 231-9712

SAN FRANCISCO OFFICE:  
ONE POST STREET  
SUITE 2450  
SAN FRANCISCO, CA 94104  
(415) 393-0707

BARBARA BOXER  
CALIFORNIA

COMMITTEES:  
COMMERCE, SCIENCE,  
AND TRANSPORTATION  
ENVIRONMENT  
AND PUBLIC WORKS  
FOREIGN RELATIONS

## United States Senate

HART SENATE OFFICE BUILDING  
SUITE 112  
WASHINGTON, DC 20510-0505  
(202) 224-3553  
<http://boxer.senate.gov/contact>

May 19, 2008

The Honorable Steven Preston, Secretary,  
US Department of Housing and Urban Development  
451 Seventh Street, SW  
Washington, DC 20410

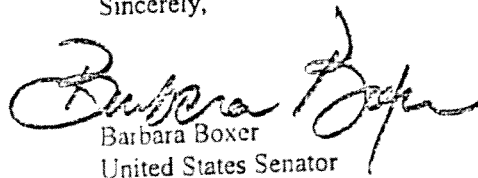
Dear Mr. Secretary:

I am writing to express my support for the application submitted by The East Los Angeles Community Union (TELACU), a non-profit organization, to the Department of Housing and Urban Development for a 2008 Section 202 grant to develop housing for low-income seniors. If funded, the proposed project would be built in the City of Rialto. The City of Rialto supports this grant request.

Over the years, TELACU has demonstrated its ability to take on vital projects and successfully carry them through to completion. In addition to their housing and economic development achievements, TELACU also has an excellent track record of providing needed social services to local communities.

I encourage your serious consideration of TELACU's application for grant funds to build in Rialto. Should you have questions regarding this matter, please feel free to contact Alton Garrett at my San Bernardino office. Thank you for your attention and consideration of this important matter.

Sincerely,

  
Barbara Boxer  
United States Senator

BB:alg

1700 MONTGOMERY STREET  
SUITE 210  
SAN FRANCISCO, CA 94111  
(415) 403-0100

812 NORTH SPRING STREET  
SUITE 1716  
LOS ANGELES, CA 90012  
(213) 594-5000

501 F STREET  
SUITE 7-600  
SACRAMENTO, CA 95814  
(916) 446-2787

1500 TULARE STREET  
SUITE 3290  
RESNO, CA 95721  
(559) 497-5109

100 B STREET  
SUITE 2240  
SAN DIEGO, CA 92101  
(619) 239-3554

201 NORTH E STREET  
SUITE 210  
SAN BERNARDINO, CA 92401  
(909) 358-8525

PRINTED ON RECYCLED PAPER

**JOE BACA**

43rd District, California

WASHINGTON OFFICE:

1527 LONGWORTH HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515-0542  
PHONE: (202) 225-6161  
FAX: (202) 225-8671  
E-MAIL: CONG.BACA@MAIL.HOUSE.GOV

DISTRICT OFFICE:

201 NORTH E STREET, SUITE 102  
SAN BERNARDINO, CA 92401  
PHONE: (909) 885-8ACA (2222)  
FAX: (909) 888-5959



**Congress of the United States  
House of Representatives**

**COMMITTEES**

**AGRICULTURE COMMITTEE**

CHAIRMAN: SUBCOMMITTEE ON  
DEPARTMENT OPERATIONS,  
OVERSIGHT, NUTRITION, AND FORESTRY

**FINANCIAL SERVICES COMMITTEE**

**NATURAL RESOURCES COMMITTEE**

**CAUCUSES**

CONGRESSIONAL HISPANIC CAUCUS  
CHAIR

CHAIR: TASK FORCE ON CORPORATE AMERICA,  
TECHNOLOGY, COMMUNICATIONS, AND THE ARTS

April 24, 2008

The Honorable Steven Preston, Secretary  
U S Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, D.C. 20410

RE: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California

Dear Mr. Secretary,


I would like to express my strong support for the Section 202 application submitted by the East Los Angeles Community Union (TELACU) for the construction of supportive housing for low-income senior citizens in the City of Rialto.

The proposed project will help ease the tremendous shortage of affordable housing for senior citizens in and around the City of Rialto.

Over the years, TELACU has demonstrated that they can take on vital projects and successfully carry them through to completion. In addition to their housing and economic development achievements, TELACU also has an excellent record of providing needed social services to local communities.

I recommend that this TELACU proposal be funded. Thank you for your attention and positive consideration of this important matter.

Sincerely,

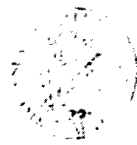
  
Joe Baca, Congressman  
43<sup>rd</sup> Congressional District

STATE CAPITOL  
SACRAMENTO, CA 95814  
(916) 651-4032  
(916) 445-0128 FAX

DISTRICT OFFICES  
1959 PALO VERDE STREET  
SUITE 100B  
MONTCLAIR, CA 91763  
(909) 621-2783  
(909) 621-7483 FAX  
357 W. SECOND STREET  
SUITE 1  
SAN BERNARDINO, CA 92401  
(909) 381-1832  
(909) 381-0739 FAX

# California State Senate

SENATOR  
**GLORIA NEGRETE MCLEOD**  
THIRTY-SECOND SENATE DISTRICT



CHAIR  
LOCAL GOVERNMENT

MEMBER  
GOVERNMENTAL ORGANIZATION  
HEALTH  
PUBLIC EMPLOYMENT AND  
RETIREMENT  
VETERANS AFFAIRS

SELECT COMMITTEE CHAIR  
ALAMEDA CORRIDOR  
PERCHLORATE CONTAMINATION

May 12, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

Re: 2008 Section 202 Application - TELACU Senior Housing, Rialto, California

Dear Mr. Secretary:

I would like to express my support for the Section 202 application submitted by the East Los Angeles Community Union (TELACU) for the construction of supportive housing for low-income senior citizens in the City of Rialto.

The proposed project will be located at the southwest corner of Foothill Boulevard and Cactus Avenue and will help to ease the tremendous shortage of affordable housing for senior citizens in and around the city of Rialto.

Over the years, TELACU has demonstrated that they can take on vital projects and successfully carry them through to completion. In addition to their housing and economic development achievements, TELACU also has an excellent track record of providing needed social services to local communities.

I recommend that this TELACU proposal be funded. Thank you for your attention and positive consideration of this important matter.

Respectfully yours,

A handwritten signature in cursive script that reads "Gloria Negrete McLeod".

GLORIA NEGRETE MCLEOD  
Senator, 32<sup>nd</sup> District

GNM:am

STATE CAPITOL  
PO BOX 942849  
SACRAMENTO, CA 94249-0052  
(916) 319-2062  
FAX (916) 319-2162

DISTRICT OFFICE  
335 NORTH RIVERSIDE AVENUE  
RIALTO, CA 92376  
(909) 820-5008  
FAX (909) 820-5098

# Assembly California Legislature



**WILMER AMINA CARTER**  
ASSEMBLY MEMBER, SIXTY-SECOND DISTRICT

**COMMITTEES**  
AGING AND LONG-TERM CARE  
BUSINESS AND PROFESSIONS  
INSURANCE  
RULES  
TRANSPORTATION  
VETERANS AFFAIRS  
**SELECT COMMITTEE**  
CHAIR, INLAND EMPIRE  
TRANSPORTATION  
**SUBCOMMITTEE**  
SEXUAL HARASSMENT  
PREVENTION AND  
RESPONSE

May 6, 2008

The Honorable Steven Preston  
Secretary  
U S. Department of Housing and Urban Development  
451 Seventh Street, S W  
Washington, DC 20410

**Re: 2008 Section 202 Application**  
**TELACU Senior Housing**  
**Rialto, California**

Dear Mr. Secretary:

I would like to express my support for the Section 202 application submitted by the East Los Angeles Community Union (TELACU) for the construction of supportive housing for low-income senior citizens in the city of Rialto.

The proposed project will help to ease the tremendous shortage of affordable housing for senior citizens in and around the city of Rialto.

Over the years, TELACU has demonstrated that they can take on vital projects and carry them through to completion. In addition to their housing and economic development achievements, TELACU also has an excellent track record of providing needed social services to local communities.

I recommend that this proposal be funded. Thank you for your attention and positive consideration of this matter.

Respectfully yours,

*Wilmer Amina Carter*

Wilmer Amina Carter  
Assembly Member – District 62

**Board of Supervisors  
County of San Bernardino**

**JOSIE GONZALES**  
SUPERVISOR, FIFTH DISTRICT



April 28, 2008

The Honorable Steven Preston  
Secretary  
U S Department of Housing and Urban Development  
451 Seventh Street, S W  
Washington, DC 20410

**Re: 2008 Section 202 Application  
TELACU Senior Housing  
SW Corner of Foothill Boulevard and Cactus Avenue, Rialto, California**

Dear Mr. Secretary:

I would like to express my strong support for the Section 202 application submitted by the East Los Angeles Community Union (TELACU) for the construction of supportive housing for low-income senior citizens in the city of Rialto.

The proposed project will help to ease the tremendous shortage of affordable housing for senior citizens in and around the city of Rialto.

Over the years, TELACU has demonstrated that they can take on vital projects and successfully carry them through to completion. In addition to their housing and economic development achievements, TELACU also has an excellent track record of providing needed social services to local communities.

I recommend that this TELACU proposal be funded. Thank you for your attention and positive consideration of this important matter.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Josie Gonzales", is written over a circular embossed stamp. The signature is fluid and cursive.

Josie Gonzales  
San Bernardino County 5<sup>th</sup> District Supervisor



# City of Rialto

CALIFORNIA

June 18, 2008

Acting Secretary Roy Bernardi  
U S Department of Housing and Urban Development (HUD)  
451 Seventh Street S W  
Washington, DC 20410

**RE: TELACU 2008 SECTION 202 APPLICATION – PROPOSED SENIOR HOUSING  
(700 WEST BLOCK OF FOOTHILL AVENUE – CITY OF RIALTO, CA 92376)**

Dear Mr Secretary:

The City of Rialto is pleased to offer its support to TELACU in its application to the U S Department of Housing and Urban Development's (HUD) Section 202 Program for the development of a proposed affordable senior housing complex in Rialto. The quantity of affordable rental housing for seniors in the City is presently inadequate and TELACU's development plans will help remedy this deficiency. This will be the City's second senior housing project with TELACU. The first project of 70-units was completed in 2006.

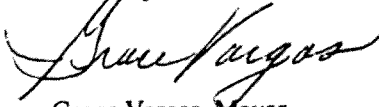
We believe that TELACU's senior housing development plans will be a welcome enhancement to our City and will further our commitment to neighborhood preservation and affordable housing as well as the established goals of the City's Consolidated Plan. We are pleased with the security measures taken in all TELACU projects. Providing a safe and secure environment for our citizens is a foremost goal of this office and the City Council. Within the past several years, Redevelopment Agency and City funds have facilitated numerous capital improvements in the area. The City's Redevelopment Agency would consider funding any additional capital improvements that are necessary for the economic vitality of the area and the proposed senior housing complex.

The Redevelopment Agency and the City's Housing Authority will make every effort to provide the resources necessary for the success of the proposed senior housing project. Toward this end, our Planning and Building Divisions will provide expedited permit processing which should satisfy HUD funding reservation guidelines.

150 SOUTH PALM AVENUE, RIALTO, CALIFORNIA 92376

The City extends its best wishes for your successful funding approval. Please do not hesitate to contact me should you desire any further assistance. Mr. John Dutrey, the Housing Program Manager, will be the City's point of contact. He may be reached at (909) 879-1151.

Sincerely,

A handwritten signature in cursive script that reads "Grace Vargas". The signature is fluid and elegant, with the first name "Grace" and last name "Vargas" clearly distinguishable.

Grace Vargas, Mayor  
City of Rialto



## **Rialto Fire Department**



April 28, 2008

The Honorable Steven Preston  
Secretary  
U S. Department of Housing and Urban Development  
451 Seventh St., S.W.  
Washington, DC 20410

**RE: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

Dear Honorable Secretary Preston:

Rialto Fire Department strongly supports the Section 202 application sponsored by the East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

Rialto Fire Department has been in the community for 103 years, and is funded from the City of Rialto General Fund. Rialto Fire Department also receives grant funds for Disaster Preparedness and Terrorism response. The services we offer to the community are:

- > Advanced Life Support (Paramedic Ambulance Service)
- > Fire Suppression and Technical Rescue
- > Fire Prevention
- > Public Education and Information
- > Hazardous Materials Response
- > Disaster Preparedness

Rialto Fire Department enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding.

Should you have any questions, please do not hesitate to contact me at (909) 820-2501

Sincerely

Jim Bruce  
Deputy Fire Chief



# Catholic Charities San Bernardino/Riverside

Main Administration: 1450 North "D" Street, San Bernardino, CA 92405 (909) 388-1239 Fax (909) 384-1130

---

## AGENCY WEBSITE

[www.ccsbriv.org](http://www.ccsbriv.org)

## AGENCY EMAIL

[info@ccsbriv.org](mailto:info@ccsbriv.org)

## DEPARTMENT OF COMMUNITY & EMERGENCY SERVICES

SAN BERNARDINO COUNTY  
Main Office  
1800 Western Avenue, Suite 107  
San Bernardino, CA 92411  
(909) 880-3625  
Fax (909) 880-9847

RIVERSIDE COUNTY  
Main Office  
21250 Box Springs Road, Suite 206  
Moreno Valley, CA 92557  
(951) 784-5020  
Fax (951) 784-5023

## DEPARTMENT OF CARITAS COUNSELING SERVICES

Main Office  
1265 North La Cadena, Suite 4  
Colton, CA 92324  
(909) 370-1293  
Fax (909) 370-4679

## DEPARTMENT OF IMMIGRATION & REFUGEE SERVICES

Main Office  
1450 North "D" Street  
San Bernardino, CA 92405  
(909) 388-1243  
Fax (909) 384-1130

## DEPARTMENT OF EMMANUEL OUTREACH SERVICES

Main Office  
73-441 Fred Waring Dr  
Palm Desert, CA 92260  
(760) 568-5101  
Fax: (760) 568-6568

## HOPE FOR YOUTH PROGRAMS & ACTIVITIES

Main Office  
1450 North "D" Street  
San Bernardino, CA 92405  
(909) 388-1239  
Fax: (909) 384-1130

June 6, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

Re: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California

Dear Mr. Secretary:

Catholic Charities San Bernardino/Riverside supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

Catholic Charities San Bernardino/Riverside supports the efforts of TELACU and recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at 909-388-1239.

Sincerely,

Ken F. Sawa, MSW, LCSW  
CEO/Executive Vice-President

KFS/pjf

*"Providing Help, Creating Hope"*

# DEPARTMENT OF BEHAVIORAL HEALTH



COUNTY OF SAN BERNARDINO

268 Hospitality Lane, Suite 400 • San Bernardino, CA 92415-0026  
Phone (909) 382-3133 • Fax (909) 382-3106

ALLAN RAWLAND, MSW, ACSW  
Director

April 25, 2008

The Honorable Steven Preston, Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

Re: 2008 Section 202 Application  
TELACU Senior Housing in Rialto, California

Dear Mr. Secretary:

The County of San Bernardino Department of Behavioral Health strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

The County of San Bernardino Department of Behavioral Health has been in the community for the past 35 years, and receives funding from state and federal resources. The department provides eligible individuals mental health and substance abuse services based on medical necessity.

The County of San Bernardino Department of Behavioral Health enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact Dr. Joseph Ralph Ortiz, Deputy Director at (909) 382-3088 or Douglas M. Fazekas, Administrative Manager at (909) 387-8619.

Sincerely,

A handwritten signature in black ink, appearing to read "Allan Rawland".

Allan G. Rawland, MSW, ACSW  
Director

AGR:JRO:cv

cc: Joseph Ralph Ortiz  
Douglas Fazekas

MARK UFFER  
County Administrative Officer

BRAD MITCHELL  
PAUL ROANE

Board of Supervisors  
First District  
Second District  
JOSE GONZALES

DENNIS HANSENBERGER  
GARY OWELL  
Fifth District

Third District  
Fourth District

**June 10, 2008**

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**Re: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

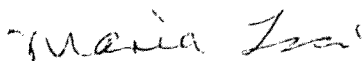
Dear Mr. Secretary:

The California MENTOR Network strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

California MENTOR Network enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at (909) 483-2505 x 5124.

Sincerely,



**Maria Tsai  
Program Manager**



July 1, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**RE: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

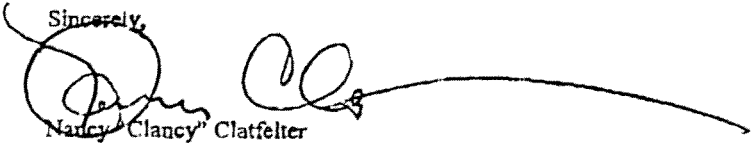
Dear Mr. Secretary:

For 33 years our Retired and Senior Volunteer Program (RSVP) has been a key partner in this city and the surrounding areas, with one of our most dedicated missions being to help address important issues and needs in the communities we serve. We are especially determined in those areas that affect the senior population. As the senior population continues to grow in California and increasingly so in San Bernardino, we are seeing that the need for affordable housing for low-income seniors has become a critical community need.

Near to becoming a senior myself, the issue becomes a little more personal. I see the need for baby boomers and all up-coming seniors like myself first hand, as I continue to work as the RSVP Manager for this area. I have also seen the other projects TELACU has done in our city and neighboring communities. Without any hesitation or reservation, I support the Section 202 application sponsored by the East Los Angeles Community Union (TELACU) for the development of housing for low-income seniors in the San Bernardino area.

TELACU is an organization known for its efforts and accomplishments toward improving the quality of life for residents in Southern California and since their mission and ours are so obviously simpatico, I strongly support the efforts of TELACU and heartily recommend them for Section 202 grant funding. Should you have any questions, you may call me at (909) 384-5414. I can also be emailed at [clatfeltn@sbccity.org](mailto:clatfeltn@sbccity.org).

Sincerely,



Nancy "Clancy" Clatfelter  
RSVP Manager



# Inland Counties Legal Services

## Executive Office

1040 Iowa Avenue, Suite 101 / Riverside, CA 92507-2106  
(951) 368-2530 / (951) 368-2542 Fax

### Housing Law Services Center - Housing Hotline

Eligibility screening and  
legal help over the phone  
(951) 368-2570  
(888) 455-4257 - Toll Free  
(951) 368-2550 - Fax

### Branch Offices

1040 Iowa Ave., # 109  
Riverside, CA 92507-2106  
(951) 368-2555  
(951) 320-7500 - Seniors  
(888) 245-4257 - Toll Free  
(951) 684-1901 - ITTY  
(951) 368-2550 - Fax

82632-C Highway 111  
Indio, CA 92201-5632  
(760) 342-1591  
(760) 347-5303 - Seniors  
(800) 226-4257 - Toll Free  
(760) 775-3114 - ITTY  
(760) 342-9400 - Fax

715 N Arrowhead Ave., #113  
San Bernardino, CA 92401-1150  
(909) 884-8615  
(909) 888-3889 - Seniors  
(800) 677-4257 - Toll Free  
(909) 381-0274 - ITTY  
(909) 884-8281 - Fax

10601 Civic Center Dr., # 260  
Rancho Cucamonga, CA 91730-7604  
(909) 980-0982  
(909) 476-9252 - Seniors  
(800) 977-4257 - Toll Free  
(909) 476-7875 - ITTY  
(909) 980-4871 - Fax

14196 Amargosa Rd., # K  
Victorville, CA 92392-2429  
(760) 241-7073  
(760) 241-7072 - Seniors  
(888) 805-6455 - Toll Free  
(760) 843-9814 - ITTY  
(760) 241-2111 - Fax

ICLS is a non-profit  
501(c)(3) corporation  
Donations are welcome  
IRS Tax ID 95-6124556

*Irene C Morales*  
Attorney at Law  
Executive Director  
(951) 368-2540  
imorales@icls.org

June 10, 2008

The Honorable Steven Preston  
Secretary  
U S Department of Housing and Urban Development  
451 Seventh Street, S W.  
Washington, DC 20410

**Re: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

Dear Mr Secretary:

Inland Counties Legal Services strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

Inland Counties Legal Services enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at 951/368-2531.

Sincerely,

*Irene C Morales*  
Irene C Morales  
Executive Director

ICM/pw

# DEPARTMENT OF AGING & ADULT SERVICES



COUNTY OF SAN BERNARDINO  
HUMAN SERVICES GROUP

SENIOR TRAINING & EMPLOYMENT PROGRAM (STEP)  
686 East Mill Street • San Bernardino, CA 92415-0640  
(909) 891-3913 • Fax (909) 891-3921

COLLEEN KRYGIER  
Director

*The Designated Area Agency on Aging*

*STEP is a pathway to employment, not a job in itself!*

*Senior Training and Employment Program is funded, in part, by the  
Asociacion Nacional Pro Personas Mayores (ANPPM) and the California  
Department of Aging (CDA)*

April 29, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**RE: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

Dear Mr. Secretary:

The San Bernardino County Department of Aging and Adult Services strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

The San Bernardino County Department of Aging and Adult Services has been in the community for 16 years, and receive our funding from federal, state and county sources. The services we offer to the community are:

- \* In-Home Supportive Services
- \* Adult Protective Services
- \* Senior Information and Assistance
- \* Senior Nutrition Programs
- \* Public Guardian and Public Conservator services

The San Bernardino County Department of Aging and Adult Services enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at (909) 891-3905.

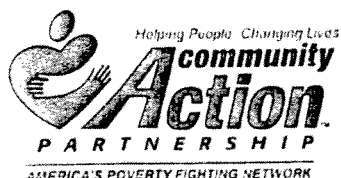
Sincerely,

A handwritten signature in cursive script, appearing to read "Jane Adams".

Jane Adams

Deputy Director

San Bernardino County Department of Aging and Adult Services



Community Action Partnership  
of San Bernardino County

696 S. Tippecanoe Avenue  
San Bernardino, CA 92415-0610  
www.sbcounty.gov/capsbc

**The Promise of Community Action**

Community Action changes people's lives, embodies the spirit of hope,  
improves communities, and makes America a better place to live.  
We care about the entire community, and we are dedicated to helping people  
help themselves and each other

April 23, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**RE: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

Dear Mr. Secretary:

The Community Action Partnership of San Bernardino County (CAPSBC) strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

CAPSBC has been in the community for 43 years, and receive our funding from Federal, State, public and private sectors. The services we offer to the community are:

- Energy, Education & Environmental Services
- Food Bank
- Family Development
- Individual Development Accounts (IDA)

CAPSBC enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at (909) 723-1514.

Sincerely,

Patricia L. Nickols  
Chief Executive Officer

☎ Energy, Education, and Environmental Services (909) 723-1620 Fax (909) 723-1629

☎ Family Development Program (909) 723-1560 Fax (909) 723-1569

☎ CAPSBC Food Bank (909) 723-1580 ☎ Inland Empire Individual Development Accounts Program (909) 723-1570

☎ Homeless Coalition (909) 723-1592 ☎ Administration (909) 723-1510 Fax (909) 723-1509



**Inland Caregiver  
Resource Center**

1420 E. COOLEY DRIVE  
SUITE 100  
COLTON, CA  
92324  
(909) 514-1404  
(800) 675-6694

June 12, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**RE: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

Dear Mr. Secretary:

Inland Caregiver Resource Center strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

Inland Caregiver Resource Center is a non-profit agency that has provided services in Riverside and San Bernardino Counties for more than 22 years. We receive funding from the State of California. We also receive federal Older Americans Act, Title III-E funds from both Riverside and San Bernardino Counties, and private donations from individuals and organizations in the community. ICRC provides an array of supportive services to family caregivers of adults with brain impairments such as Alzheimer's, stroke, Parkinson's disease, traumatic brain injury and others. We offer care planning, respite, education and training and coaching to our clients and are very involved in collaborative efforts to enable caregivers to keep their loved ones at home for as long as possible. We know well the importance of affordable housing for older adults and persons with disabilities.

Inland Caregiver Resource Center enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me.

Sincerely,

David W. Fraser, MSW  
Executive Director

A NONPROFIT  
TAX-EXEMPT  
CORPORATION, PART  
OF A STATEWIDE  
SYSTEM OF REGIONAL  
RESOURCE CENTERS  
SERVING FAMILIES  
AND CAREGIVERS OF  
ADULTS WITH  
BRAIN IMPAIRMENTS



COMMUNITY  
CSSS  
SENIOR SERVICES

*Living and Aging With Dignity*

April 17, 2008

The Honorable Alphonso Jackson  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

*Board of Directors*

Matthew Neeley, Chair  
*Hillcrest Homes*

Bill Cunitz, Vice Chair  
*Pilgrim Place*

Deborah Keasler, Secretary  
*Pomona Valley Hospital  
Medical Center*

Michael Nelson, Treasurer  
*Pomona Valley Hospital  
Medical Center*

Jackie Amsler  
*Rancho-Fantana  
YMCA*

Ron Bolding  
*Inter Valley Health Plan*

Joan Branin  
*University of La Verne*

Mel Butler  
*Claremont Committee on Aging*

Marsha Fox  
*VNA & Hospice of So. CA*

David Fraser  
*Inland Caregiver Resource Ctr*

Molly Johnson  
*Group Work Administrator*

Karen Lyman  
*Chaffey College*

Erica Rodriguez  
*City of San Dimas*

Alta Skinner  
*San Dimas  
Commission on Aging*

Randell Stoll  
*Mt. San Antonio Gardens*

Sue Yeakum  
*Retired - City of Montclair*

RE: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California

Dear Mr. Secretary:

The Community Senior Services strongly supports the Section 202 application by the East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

Community Senior Services has been in the community for over 30 years, and receive our funding from grants and donations. The services we offer to the community are:

- \* Get About Transportation
- \* Retired and Senior Volunteer Program
- \* Senior Companion Program
- \* Family Caregiver Support Program
- \* The Enrichment Center Adult Day Program
- \* Partnership with Change A Life Foundation
- \* Valley News For Seniors
- \* Senior Resource Directory
- \* Senior Help Line
- \* Senior Services Alliance

Community Senior Services enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at (909) 621-9900

Sincerely,

Abigail Castillo  
Senior Help Line Coordinator

141 South Spring Street • Claremont, CA 91711  
(909) 621-9900 • Fax (909) 621-9914 • [CommunitySeniorServices.com](http://CommunitySeniorServices.com)

Get About • Senior Companion • Senior Help Line • Family Caregiver Support Program • The Enrichment Center Adult Day Program • Senior Service Alliance (SSA)  
Retired and Senior Volunteer Program (RSVP) • Valley News • Senior Resource Directory • Change A Life Foundation • RSVP Travel



**OLDTIMERS  
FOUNDATION**

(Founded 1964)

*A Charitable and Educational Foundation  
Serving the Needs of Senior Citizens*

- Congregate Meals
- Home Delivered Meals
- Transportation
- Support Services

April 28, 2008  
The Honorable Steven Preston, Secretary  
U S Department of Housing and Urban Development  
451 Seventh Street, S W  
Washington, DC 20410

**RE: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

Dear Mr Secretary:

The Oldtimers Foundation strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens

We have worked with TELACU for many years both in Los Angeles and San Bernardino Counties and it has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities with our existing services will allow us to achieve comprehensive and practical approaches to our community's needs.

Oldtimers Foundation has been in the community for more than forty years. We worked with the City of Rialto and the Rialto School District more than thirty years ago to create the first Senior Center in Rialto where we began serving hot lunches for seniors, daily, as well as providing information and referral services, cultural events, health education and volunteer opportunities. We still provide these services to this day. We receive funding for our programs from the City of Rialto, The Area Agencies on Aging of San Bernardino County and Los Angeles County, San Bernardino County Department of Economic Development as well as many other sources. We provide a variety of services that include:

- \* Congregate senior meals
- \* Home delivered senior meals
- \* Affordable housing
- \* Home repairs
- \* Health Education

Oldtimers Foundation enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at (909) 829-0384 or (213) 494-1287.

Sincerely,

George Cole, CEO

## *Crestview Convalescent Hospital*

1471 S. Riverside Avenue  
Rialto, CA 92376  
Phone (909) 877-1361  
FAX (909) 877-0854

May 22, 2008

The Honorable Alphonso Jackson  
U.S. Dept. of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, D.C. 20410

Re: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California

Dear Mr. Secretary:

As administrator of Crestview Convalescent Hospital, I support the Section 202 application sponsored by TELACU for the development of housing for low-income senior citizens. The TELACU La Paz which was built a few years ago is a beautiful addition to our community. We still have a shortage of affordable housing for those with low incomes.

The new proposed TELACU project will be of great benefit to our community. The efforts of TELACU have contributed by improving the quality of life for residents here in Southern California. Their activities help meet our community needs.

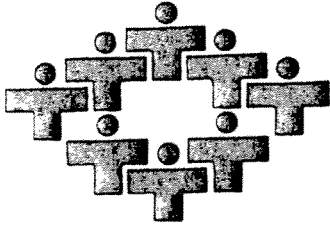
Crestview has been serving the city of Rialto since 1964. We care for Medicare and Medi-Cal patients, as well as those who pay privately or through various HMO's. We are the only licensed skilled nursing facility in the town of Rialto. We are proud of the fact that the City of Rialto chose to build their Senior Center next door to us and to the Rialto Retirement Home, right here on Riverside Avenue.

We support the efforts of TELACU and strongly recommend them for a Section 202 grant funding. Should you have any questions, please contact me at the phone or fax numbers given above.

Sincerely,



Leona Berglund, Administrator



## St. Catherine's Catholic Community

339 N SYCAMORE AVENUE  
RIALTO, CALIFORNIA 92376-5943  
(909) 875-1360  
FAX (909) 875-2822

May 15 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**Re: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

Dear Mr. Secretary:

St Catherine of Siena Roman Catholic Church strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens, and in particular for the proposed development at the south west corner of Foothill Blvd and Cactus Avenue in the city of Rialto.

It has been my experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. This has been amply demonstrated by the development of the La Paz facility for seniors at 200 West Merrill Avenue in Rialto. The new proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

St Catherine of Siena Roman Catholic Church enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at 909-875-1360, ext. 131.

Sincerely,

Rev Steven C Porter STL KCHS  
Pastor

Inland Empire Latino Coalition  
P.O. Box 1151 Riverside CA. 92502 Phone: (760) 486-4815 Fax (951) 683-5259 Email: Stvfigadvocate@msn.com

June 30, 2008

To: Honorable Alphonso Jackson  
Secretary of U.S. Dept. of HUD  
451 Seventh Street S.W.  
Washington D.C. 20410

Re: 2008 Application Section 202 Application  
TELACU Senior Housing  
Rialto, California

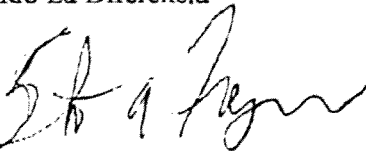
Dear Mr. Secretary Alphonso Jackson

With great pleasure The Inland Empire Latino Coalition is writing this strong letter of support of Section 202 application submitted by The East Los Angeles Community Union, for development of housing for low income seniors in the city of Rialto.

The TELACU organization reputation is impeccable. Throughout Southern California, TELACU is looked to for leadership in providing affordable housing to communities throughout Southern California. TELACU's efforts have contributed in providing assistance to non-profit, a sense of pride and self-worth to individuals and communities. Without opportunity of affordable housing, being delivered by the TELACU organization many of these same people's would go without decent housing. This is just the program we need to be presented to the city of Rialto. I can personally testify to TELACU's impact in our communities. Growing up in Los Angeles, I know the positive impact TELACU has had in each community it has become involved in. My grandma would always say, TELACU, they are good people.

The Inland Empire Latino Coalition enthusiastically supports the efforts of TELACU and strongly recommends TELACU for Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at (760) 486-4815.

Haciendo La Diferencia



Steven A Figueroa  
Chair, Civil Rights Task Force  
Inland Empire Latino Coalition

# Inland Empire Hispanic News

June 25, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**Re: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

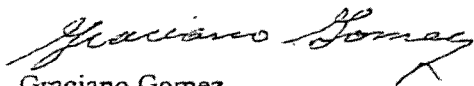
Dear Mr. Secretary:

The Inland Empire Hispanic News strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

The Inland Empire Hispanic News enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at 909.381.6259.

Sincerely,



Graciano Gomez  
Publisher/Editor  
Inland Empire Hispanic News

---

## Inland Empire Hispanic News

Board Of Directors: Graciano Gomez - Trini Gomez - Ray Abril - Aurelio De La Torre - Ray Nieves  
1558 N Waterman Ave., Suite 'D', San Bernardino, CA 92404  
(909) 381-6259 ■ FAX (909) 384-0419 ■ Email: [hispanicnews@verizon.net](mailto:hispanicnews@verizon.net)

## Abuelitos de Boyle Heights, Inc. – A Non-Profit Organization

2130 E. First Street, Suite 305, Los Angeles, CA 90033

TELEPHONE: (323) 526-3615 (323) 265-5196 FAX: (323) 265-4196

WEBSITE: [www.abuelitos.org](http://www.abuelitos.org)

April 25, 2008

### BOARD OF DIRECTORS

CONSUELO GOMEZ L  
*President & Founder*

JOHN CHIPMAN  
*First Vice President*

SANDRA M. MACIS  
*Vice President &  
Director of Education*

NANCY SMYLYE  
*Director of Finance*

CARMEN SALAS  
*Director of Community Relations*

RAUL ESQUIVEL  
*Director of Special Events*

GENERAL COUNSEL  
GILBERT A. MORET, Esq.

ADVISORY BOARD  
SHARON HILLES, PhD  
*Professor, English &  
Foreign Languages*  
Ca St Polytechnic Univ.  
POMONA

RANDALL L. BURGER, MA  
*Director, Cal Poly English  
Language Institute*  
Ca St Polytechnic Univ  
POMONA

ADVISOR TO THE BOARD  
FRANK VILLALOBOS  
*President-Barrio Planners, Inc.*

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**Re: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

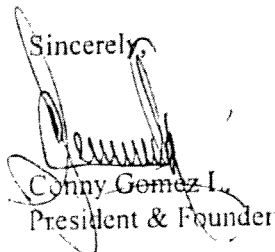
Dear Mr. Secretary:

Abuelitos de Boyle Heights, Inc. strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

Abuelitos de Boyle Heights, Inc. enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at 323 526 3615.

Sincerely,



Conny Gomez L.  
President & Founder



LOS ANGELES UNIFIED SCHOOL DISTRICT  
**East Los Angeles Skill Center**  
3921 SELIG PLACE, LOS ANGELES, CALIFORNIA 90031  
TELEPHONE: (323) 224-5970 FAX: (323) 222-2351

**DAVID L. BREWER III**  
*Superintendent of Schools*

**DR. SANTIAGO JACKSON**  
*Assistant Superintendent*  
*Division of Adult & Career Education*

**WENDY RAMIREZ**  
*Principal*

April 23, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street S.W.  
Washington, DC 20410

**Re: 2008 Section 202 Application**  
**TELACU Senior Housing**  
**Rialto, California**

Dear Mr. Secretary:

East Los Angeles Skills Center strongly supports the Section 202 application sponsored by the East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

East Los Angeles Skills Center enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at (323)224-5970.

Sincerely,

A handwritten signature in cursive script that reads "Wendy Ramirez".

Wendy Ramirez  
Principal

**Weingart East Los Angeles YMCA**  
2900 Whittier Boulevard, Los Angeles, CA 90023  
(323) 260-7005 | Fax (323) 260-7211 | [www.ymcala.org/wela](http://www.ymcala.org/wela)

April 28, 2008

The Honorable Alphonso Jackson  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street S.W.  
Washington, DC 20410

**RE: 2008 Section 202 Application**  
**TELACU Senior Housing**  
**Rialto, California**

Dear Mr. Secretary:

The Weingart East Los Angeles YMCA strongly supports the Section 202 application sponsored by The East Los Angeles Community Union for the development of housing for low-income senior citizens.

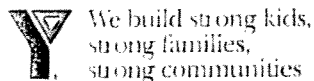
It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

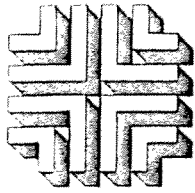
The Weingart East Los Angeles YMCA enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at (213) 639-7416.

Sincerely,



Ruben Corona  
Executive Director  
Weingart East Los Angeles YMCA





**ARROYO  
VISTA  
FAMILY  
HEALTH  
CENTER**

June 4, 2008

The Honorable Steven Preston  
Secretary  
U. S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**Re: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

Dear Mr. Secretary:

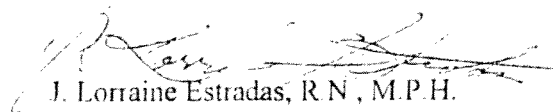
Arroyo Vista Family Health Center (Arroyo Vista) strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

Arroyo Vista is a Public Health Service, Section 330, Federally Qualified Health Center (FQHC) providing primary and preventive health care services to the medically underserved Northeast Los Angeles Community since 1981 and has been accredited by the Joint Commission on Accreditation of Healthcare Organizations since 1994.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly to improving quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will help to allow comprehensive and practical approaches to our community's needs.

Arroyo Vista supports the efforts of TELACU and recommends them for Section 202 grant funding.

Sincerely,

  
J. Lorraine Estradas, R.N., M.P.H.  
Chief Executive Officer

ILE:abv

**Highland Park**  
6000 North Figueroa Street  
Los Angeles, California 90042  
**Administration:** (323) 254-5291  
**Medical Services:** (323) 254-5221  
**FAX:** (323) 254-4618

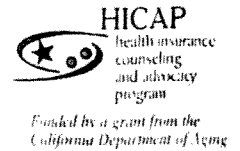
**Lincoln Heights**  
2411 North Broadway  
Los Angeles, California 90031  
**Medical Services:** (323) 987-2000  
**FAX:** (323) 987-1448

**El Sereno**  
4815 E. Valley Boulevard, Suite C  
Los Angeles, California 90032  
**Medical Services:** (323) 222-1134  
**FAX:** (323) 221-4506

**Loma Drive**  
303 S. Loma Drive, Suite 202  
Los Angeles, California 90017  
**Medical Services:** (213) 201-5800  
**FAX:** (213) 201-5840



April 25, 2008



The Honorable Steven Preston, Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W., Washington, D.C. 20410

RE: 2008 Section 202 Application  
TELACU Senior Housing  
Rialto, California

Dear Mr. Secretary:

The Inland Agency HICAP (Health Insurance Counseling and Advocacy Program) strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of low-income senior housing in Rialto, California.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly to the improvement of the quality of life for residents in the Inland Empire of Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

Inland Agency HICAP has been a part of the San Bernardino/Riverside community for twenty years. We receive our funding from the California Department of Aging and Medicare. The services we offer to the community (specifically Medicare beneficiaries and their families) are: individual counseling about Medicare-connected health plans and insurances; assistance with denials and appeals; community education to any interested groups and in-service training to medical and senior service providers. Most of the counseling services are provided by trained volunteers. All of our services are free of charge, but we do accept donations because we are part of a 501(c)(3) agency.

Inland Agency HICAP enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 funding grant. Should you have any questions, please do not hesitate to contact me at (951)697-6565 extension 241.

Sincerely,

  
Ann S. Kasper  
Program Manager





April 24, 2008

The Honorable Steven Preston, Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, D.C. 20410

**RE: 2008 Section 202 Application, TELACU Senior Housing  
Rialto, California**

Dear Mr. Secretary:

Omnitrans strongly supports the Section 202 application sponsored by the East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

Omnitrans has been in the community for over 30 years and receive our funding from Federal, State, and local sources. The services we offer to the community are:

- ✓ ADA compatible transportation
- ✓ Fixed route service in the San Bernardino Valley
- ✓ Connection Services: Riverside to San Bernardino
- ✓ OmniLink: Yucaipa, Chino, etc.

Omnitrans enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at 909-379-7112.

Sincerely,

Durand L. Rall  
CEO/General Manager

Omnitrans • 1700 West Fifth Street • San Bernardino, CA 92411  
Phone: 909-379-7100 • Web site: [www.omnitrans.org](http://www.omnitrans.org) • Fax: 909-889-5779

---

Serving the communities of Chino, Chino Hills, Colton, County of San Bernardino, Fontana, Grand Terrace, Highland, Loma Linda, Montclair, Ontario, Rancho Cucamonga, Redlands, Rialto, San Bernardino, Upland and Yucaipa



# Rolling Start, Inc.

## Center for Independent Living

*Serving San Bernardino, Inyo and Mono Counties*

570 W. 4th Street, Suite 107  
San Bernardino, CA 92401  
(909) 884-2129  
(909) 884-7396 (TDD)  
(909) 386-7446 (FAX)

[www.rollingstart.com](http://www.rollingstart.com)

15647 Village Drive, Suite #A  
Victorville, CA 92392  
(909) 843-7959 (Voice/TDD)  
(909) 241-8787 (FAX)

July 2, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**RE: 2007 Section 202 Application  
TELACU Senior Housing  
Rialto, California**

Dear Mr. Secretary:

Rolling Start Inc. Center for Independent Living strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for the residents in Southern California. The TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing within the San Bernardino County region. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our communities needs.


Rolling Start Inc. is a respected community center for person's with disabilities of all ages, which has been doing business in the County of San Bernardino for twenty-eight years. We receive our funding from state, federal, county and private foundations. The services we offer are:

Individual and Systems Advocacy  
Housing Assistance  
Information and Referral  
Personal Assistant Referral

Independent Living Skills Training  
Peer Counseling  
Assistive Technology  
Helpline

Again, I would like to say that Rolling Start Inc. enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at (909) 884-2129.

Sincerely,

  
Fran Bates  
Executive Director

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing Rialto II

## **EXHIBIT 3(e)**

### **DESCRIPTION OF SPONSOR'S HOUSING AND SUPPORTIVE SERVICES EXPERIENCE**

Following a decade of economic development activities and the provision of needed social and community services, TELACU became an active participant in the HUD Section 202 program in 1985. Since that time, TELACU has successfully sponsored thirty-one (31) 202 projects, twenty-seven (27) of which are completed and currently managed by TELACU, one (1) under construction and three (3) in pre-development. Once awarded a Fund Reservation, TELACU has never failed to start construction in a timely manner. In fact, in most instances, TELACU has been able to start construction on 202 projects well within 18 months of Notification of a Fund Reservation. In regard to amendment funds, TELACU has an excellent track record of utilizing funds awarded in developing its projects. For nearly a decade TELACU did not seek an increase in a Fund Reservation from HUD. (In one instance, in the mid 1980's when the Section 202 regulations provided for them, an increase in a Fund Reservation was received due to high land costs.) However, since the new grant program was implemented, TELACU has had to request amendment funds from HUD only once, which it cannot be at fault for doing so, for a project in which the grant was too low. That project was funded in 2000. However, the amendment funds were not utilized in the project as the development team was able to execute a development concept within the original Fund Reservation. Recent projects and all new projects are developed with a commitment of local funds to cover any costs that exceed HUD'S Fund Reservation. All of TELACU'S completed projects have been fully rented-up prior to opening and all maintain extensive waiting lists. In regard to increases in operating costs for the projects, cost-of-living increases have routinely been requested from HUD for operating the projects. All of TELACU'S projects are financially sound and have received excellent ratings on HUD management reviews and physical inspections.

TELACU, a minority based sponsor, is particularly proud of its track record in serving minority communities. On average, 90% of all residents living in TELACU sponsored facilities are minorities. TELACU is also actively involved in providing housing and supportive services for persons with disabilities. In the early 1990's TELACU developed TELACU Plaza, a 40-unit Section 202 project and TELACU Gardens, a 24-unit Section 811 project, both designed specifically for persons with disabilities. Additionally, TELACU presently provides supportive services for an estimated 200 elderly persons with disabilities residing in 202 projects. A description of each of TELACU'S Section 202 projects is as follows:

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing Rialto II

Exhibit 3(e) (cont.)

TELACU Development Corporation has also been addressing the home ownership needs of low-to-moderate income families. In 1998 TELACU completed City View Terrace, a 106-unit townhouse development located in the Lincoln Heights community of Los Angeles, which offered the opportunity for home ownership to a number of low-to-moderate income families. To accomplish this, TELACU made available a financing program that combined up to a \$50,000 mortgage subsidy ("Silent Second Trust Deed") with below-market interest rate bond financing and low down-payment requirement.

In addition, TELACU has been active in developing in-fill single-family residential communities in the cities of Commerce, Bell Gardens, El Monte, and Pico Rivera. The Commerce and Bell Gardens projects with 49 and 53 single-family homes, respectively, were completed at the end of 2002. The El Monte project consists of 35 units located in the central Downtown Business District. The Pico Rivera project, which consists of five (5) single-family homes, was completed in 2005. Not only has TELACU been active in these communities, but has developed agreements with the cities of Pomona, San Bernardino, and Panorama City to provide single-family homes. In Pomona, there are two projects, a 23 unit and a 17 unit single-family development. The 23 unit project is about 95% complete with units available for sale. The 17 unit project is currently going through the entitlement process with the city. A 26 unit housing development in Panorama City was completed in the Summer 2007. In the city of San Bernardino, 12 single-family homes were completed in the Fall of 2007. Each of these projects will fill a housing need that is critically in short supply as the demand for housing continues to grow.

TELACU has also been a partner in the development of 1,326 senior citizen and family housing State Tax Credit units, which comprise 17 projects in communities throughout the State of California. Of these projects, 14 have been completed and are fully occupied, with 1 under construction and 2 in the pre-development stage. These projects will serve to alleviate a shortage of units available to a market clearly underserved.

TELACU has also partnered to develop 450 units of non-HUD 202 senior housing and mixed-use retail projects in Southern California. These projects are located in the communities of Montebello, South Gate and West Covina. The Montebello and South Gate projects were completed within the last six years, with the West Covina project completed and occupied in the Summer of 2004. In addition, a 54 unit project in Montebello was recently completed and occupied in May 2008.

TELACU supports its community services through profits generated by its for-profit subsidiaries and by forming successful partnerships with other sources. The brochure included under Exhibit 3(a) describes in-depth the variety of programs in which TELACU is currently engaged. From these programs one can quickly see that TELACU has substantial strengths in management at a variety of levels and actively encourages minority participation in all ventures.

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing Rialto II

Exhibit 3(e) (cont.)

Some specific strengths of TELACU which relate to its abilities to be a Sponsor of a Section 202 project include:

1. In addition to sponsoring and managing the supportive services programs for 2,249 units of Section 202 housing, TELACU has extensive experience in dealing with the elderly/handicapped issues through its supportive services programs.
2. TELACU has substantial experience in working with minority groups. The primary goal of TELACU is to serve minority communities. As evidenced throughout this application, the majority of its contracts, staff and programs are with and/or minority groups in the community.
3. TELACU is willing to put resources into the projects, as required. TELACU also has a strong record of obtaining local support and local funding to ensure and to enhance the success of projects.
4. TELACU is a strong long-term community-based organization that has been developing and managing programs and projects in the East Los Angeles community for 40 years.
5. Over the past 40 years, TELACU has acquired expertise and efficiency in social program delivery, construction, lending, building materials, administration, management of large enterprises, property management, and community affairs. These are demonstrated in the various programs it has administered, the buildings it has built and managed, the subsidiary companies it now owns, and the number of people it currently employs.

TELACU believes that the provision of supportive services is essential in all its projects and programs. From the counseling, referral and educational programs that TELACU makes available to its employees, to the social services that TELACU makes available to the community, to the supportive services that TELACU coordinates to assist the residents of its housing projects, TELACU has been actively and successfully providing supportive services throughout its 40 year history. This focus on service to the community will remain the cornerstone of TELACU's philosophy.

Included under Exhibit 5(a) is a description of TELACU's Supportive Services Plan, as well as evidence of the specific supportive services which will be made available to the residents of the subject facility.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing Rialto II

**TELACU  
SECTION 202  
HOUSING DEVELOPMENTS**

<u>Project</u>	<u>Location</u>	Resident Population Breakdown		
		Minority	Non-Minority	With Disabilities
TELACU Manor City of Commerce 75 units for senior citizens 122-EH430	Address: 7100 E. Gage Commerce, CA 90040	82%	18%	23%
TELACU Senior Housing Hawthorne 75 units for senior citizens 122-EH392	Address: 13000 Doty Street Hawthorne, CA 90250	70%	36%	25%
Casa TELACU East Los Angeles 75 units for senior citizens 122-EH477	Address: 251 S. Arizona Los Angeles, CA 90022	97%	3%	18%
TELACU Senior Court Baldwin Park 75 units for senior citizens 122-EH489	Address: 14442 Pacific Avenue Baldwin Park, CA 91706	92%	8%	8%
TELACU Villa Moreno Valley 75 units for senior citizens 122-EH513	Address: 25105 Fir Avenue Moreno Valley, CA 92388	64%	36%	10%
TELACU Terrace Hawthorne 75 units for senior citizens 122-EH512	Address: 4536 W. 118th Hawthorne, CA 90250	77%	23%	9%
TELACU Plaza-South Park Los Angeles 40 units for physically handicapped adults 122-EH490	Address: 1033 S. Hope Street Los Angeles, CA 90013	96%	4%	43%
TELACU Gardens Commerce 24 units for physically handicapped adults 122-EH1013	Address: 7131 Gage Street Los Angeles, CA 90040	89%	11%	79%
TELACU South Bay Manor National City 75 units for senior citizens 129-EH001	Address: 650 E. 14th Street National City, CA 92050	83%	17%	2%
TELACU Vistas Monterey Hills 100 units for senior citizens 122-EH007	Address: 4900 Via Marisol Los Angeles, CA 90032	97%	3%	1%
TELACU Amador Manor El Monte 70 units for senior citizens 122-EH034	Address: 3436 Tyler Avenue El Monte, CA 91731	93%	7%	1%

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing Rialto II

TELACU Courtyard Apts. Pasadena 70 units for senior citizens 122-FE035	Address: 42 E. Walnut Street Pasadena, CA 91103	83%	17%	0%
TELACU Pointe Los Angeles 84 units for senior citizens 122-EE066	Address: 3100 Fletcher Drive Los Angeles, CA 91204	96%	4%	4%
TELACU Monterey Park Plaza Monterey Park 67 units for senior citizens 122-EE085	Address: 200 W. Newmark Avenue Monterey Park, CA 91754	98%	2%	1%
TELACU Las Flores Pacoima 75 units for senior citizens 122-EE084	Address: 12793 Mercer Street Pacoima, CA 91331	85%	15%	0%
TELACU Las Palmas Alhambra 67 units for senior citizens 122-EE103	Address: 89 S. Chapel Avenue Alhambra, CA 90801	100%	0%	6%
TELACU Villa Hermosa Whittier 75 units for senior citizens 122-EE104	Address: 13679 Telegraph Whittier, CA 90604	97%	3%	8%
TELACU El Encanto El Monte 71 units for senior citizens 122-EE125	Address: 3843 Maxson Road El Monte, CA 91732	99%	1%	0%
TELACU Las Palomas Baldwin Park 75 units for senior citizens 122-EE126	Address: 3834 Monterey Avenue Baldwin Park, CA 91706	93%	7%	0%
TELACU Pico Aliso Los Angeles 75 units for senior citizens 122-FH135	Address: 1450 E. 1st Street Los Angeles, CA 90033	100%	0%	0%
TELACU Sierra Vista San Bernardino 75 units for senior citizens 143-EE040	Address: 650 W. 6 <sup>th</sup> Street San Bernardino, CA 92410	71%	29%	10%
TELACU Pico Rivera Pico Rivera 70 units for senior citizens 122-EE170	Address: 9036 Washington Boulevard Pico Rivera, CA 90660	97%	3%	9%
TELACU Monte Vista San Bernardino 75 units for senior citizens 143-FE044	Address: 451 North H Street San Bernardino, CA 92410	91%	9%	11%
TELACU Buena Vista San Bernardino 75 units for senior citizens 143-FE049	Address: 365 E. Commercial Road San Bernardino, CA 92408	90%	10%	10%

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing Rialto II

TELACU Las Brisas Pomona 80 units for senior citizens 122-EE182	Address: 286 Beaver Court Pomona, CA 91766	95%	5%	6%
TELACU La Paz Rialto 70 units for senior citizens 143-EE051	Address: 200 Merrill Avenue Rialto, CA 92376	79%	21%	10%
TELACU Las Fuentes Riverside 75 units for senior citizens 143-EE052	Address: 1807 11 <sup>th</sup> Street Riverside, CA 92507	85%	15%	3%
TELACU La Esperanza Pomona 70 units for senior citizens 122-EE199	Address: 1550 S. San Antonio Avenue Pomona, CA 91766	Received Fund Reservation 01/06 Presently under construction Anticipated completion Fall 2009		
TELACU San Bernardino IV San Bernardino 90 Units for senior citizens 143-EE063	Address: Highland/ Central Avenue San Bernardino, CA 92346	Received Fund Reservation 11/06 Anticipated start of construction Spring 2009		
TELACU Riverside II Riverside 75 units for senior citizens 143-EE064	Address: 4030 Harrison Street Riverside, CA 92503	Received Fund Reservation 11/06 Anticipated start of construction Fall 2008		
TELACU San Bernardino V San Bernardino 75 units for senior citizens 143-EE068	Address: 4 <sup>th</sup> G Street San Bernardino, CA 92410	Received Fund Reservation 10/07 Anticipated start of construction Summer 2009		

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 3(f)**

### **SPONSOR'S INVOLVEMENT OF ELDERLY IN THE DEVELOPMENT OF THE APPLICATION AND PROJECT**

The project sponsor, TELACU, has always actively involved senior citizens in the development and operation of its senior housing projects. TELACU's Board of Directors, which has established as its mission the development of affordable housing for the elderly, is comprised primarily of senior citizens, all of whom are members of the Latino community. As evidenced by the Board resolutions included elsewhere in this application, TELACU's Board of Directors continue to affirm their support for the Section 202 program and pledges their continued commitment to the duties and responsibilities of sponsorship.

Additionally, TELACU has been very successful in obtaining input and participation from minority elderly, not only in developing future projects, but in the operations of existing projects. As referenced in Exhibit 3(e), 90% of all residents living in TELACU sponsored facilities are minorities, which provides key insights from a diverse group of citizens into TELACU's development and operational plans.

As such, senior citizens who are currently residents of our 202 facilities meet regularly with our management and development staff to discuss various issues, including the sharing of design ideas and how to improve the livability of our facilities. For the subject proposal, we derive a tremendous benefit from the knowledge gained about the functionality of facilities from residents of TELACU's 202 projects. These residents routinely meet to discuss issues that are of concern and interest to them, and their comments have been incorporated into the present proposal. They will also be involved in all future aspects of development and operations. Further, and most significantly, the residents of TELACU's 202 projects in Rialto, San Bernardino, Riverside, and Moreno Valley, and the members and representatives of groups who are in support of the Rialto project, are committed to working closely with TELACU on the proposed project.

It has long been TELACU's philosophy that it is the empowerment of the community and the inclusion of all interested persons that makes for successful development. TELACU welcomes the opportunity to work with the City of Rialto, once again, to further improve the quality of life for its senior residents, and for those who reside in the community for which this project will be located.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### **EXHIBIT 3(g)**

#### **PRACTICAL SOLUTIONS TO BE IMPLEMENTED FOR TENANTS TO ACHIEVE INDEPENDENT LIVING**

This project is being developed as a part of the redevelopment efforts in the City of Rialto's Merged Redevelopment Project Area. The City has already committed large sums of public funds to redevelopment activities in the area. The Redevelopment Plan focuses on the following very practical solutions, many of which directly affect the residents of this project and their ability to achieve independent living:

1. Eliminating and preventing blight and deterioration so that the housing will be safe, thus encouraging residents to live independently and enhance their lives.
2. Providing financial assistance to encourage residential, commercial, and industrial development throughout the immediate area.
3. Attracting new developments into the project area.
4. Creating a pedestrian friendly area where residents can walk to various services.
5. Creating a comprehensive Access and Circulation strategy.
6. Managing safe, lively and attractive public spaces.
7. Revitalize the overall neighborhood.
8. Promoting improvements for the community's educational, cultural and other community facilities.
9. Expanding the resource of developable land by making underutilized land available for development and encouraging mixtures of commercial and residential uses.
10. Controlling unplanned growth by guiding new development to meet the needs of the community as reflected in the Plan.
11. Alleviating local drainage conditions that constrain the development of various parcels within the Project Area.
12. Achieving an environment which reflects a high level of concern for architectural, landscape and urban design principles appropriate to the Redevelopment Plan.
13. Providing housing to satisfy the needs and desires of the various age and income groups of the community.
14. Developing safeguards against noise and pollution to enhance the community.

Rialto's Consolidated Plan and Impediments to Fair Housing identify a number of activities which relate to this project, including:

1. Provision of decent housing by increasing the permanent housing stock that is affordable and provides for supportive services.
2. Provision of suitable living conditions and neighborhoods that reduce isolation of income groups.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

3. Provide supportive services for special needs housing by leveraging resources.
4. Reduce blight and provide for economic development by leveraging Agency resources.

This project directly provides a practical solution for all of these goals. The project will provide a permanent housing environment for low-income seniors who will live both within Rialto and also in the surrounding communities of San Bernardino County. This project will enable seniors to live independently. The project will provide secured living units, a manager on call, community activities that enhance independent living, emergency call systems, and other amenities which allow seniors to live in a safe and independent environment.

Because the project is located in a redevelopment area, it will be part of a comprehensive plan to create physical change in the neighborhood. Blight will gradually be removed and new services and buildings will be developed. Because this project uses Section 202 funding, it will provide the type of leveraging the City has outlined in its plan. It is an excellent example of private/public cooperation, leveraging of resources, and economic development. It also directly addresses the special needs type of housing that has been targeted by the City.

Supportive services will be included in the project to enhance the lives of the residents. Such services will enhance residents' abilities to live independently as long as possible. TELACU employs Social Services Coordinators responsible for linking residents to social and community services and programs in Rialto and San Bernardino County. The lists of community services available in Rialto and San Bernardino County are extensive. Some of the services covered jointly by our Social Services Coordinators and outside agencies are:

- On-Going Needs Assessment Surveys
- Coordination of Services with Residents and Families
- Continued Identification of Community Resources
- Health Screenings
- Transportation
- Emergency Assistance
- Sources of Income
- Counseling
- Resolution to Medical and Health Insurance Problems
- On-site Educational Opportunities
- Substance Abuse Programs
- Advocacy

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

In addition, the project site was carefully chosen to insure a safe neighborhood and one in which the residents can be fully integrated. Because it is a key part of the redevelopment efforts in the area, it will benefit from new public services, roadways, infrastructure, commercial developments, etc. The site is surrounded by new and existing single-family homes and current, and soon to be, rehabilitated units. It is located on a major east/west corridor, which is convenient to all major services that seniors could utilize. This will allow the seniors to be an integral part of the community in which they will be living. Such integration is key to seniors living for long periods of time as independently as possible.

The project will provide seniors who are paying more than 30% of their income for housing, who live in substandard housing, who are homeless, or who are living in overcrowded situations, an improved environment in comparison to where they are currently living. In addition, they will have more disposable income for the other things they will need to survive, and will have access to more resources that will assist them in daily living. They will be involved in a "community" of which they are an integral part. They will have access to many educational activities that will enrich their daily lives. They will live in a secure facility, with emergency call systems, adaptable kitchens and bathrooms, and know that their overall environment will be stable, in good condition, and will be accessible to the various services they will need.

TELACU will respond to senior needs by producing quality housing and services, and will directly market the project to those less likely to receive information about them. There will be special marketing activities directed to the minority population. TELACU will work closely with the City of Rialto in addressing senior housing and service needs.

TELACU has projects throughout Southern California and in the immediate surrounding communities, and is familiar with social service agencies in the area and the needs of local seniors. These agencies will provide services that enhance senior living and provide improved daily activities for seniors. TELACU has a continuing relationship with service providers located in or near Rialto, which include:

- Department of Aging and Adult Services
- Community Adult Day Care of San Bernardino
- Retired and Senior Volunteer Program (RSVP)
- Catholic Charities of San Bernardino-Riverside
- Visiting Nurses Association & Hospice of Southern California
- Senior Ombudsman Service
- Omnitrans Transit Agency
- Southern California Edison
- City of Rialto Recreation and Community Services Department
- The MENTOR Network

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

- Multi-purpose Senior Services Program (MSSP)
- VITAS Hospice
- Home Instead Senior Care
- Health Insurance Counseling and Advocacy Program (HICAP)
- Department of Veteran Affairs
- Department of Behavioral Health
- Rolling Start, Inc.
- Seniors Helping Seniors

TELACU is dedicated to offering a social, educational and service enhanced living environment for senior residents; and in this environment, residents will be at the center of the most recent changes in care, services, programs, health care interests, educational opportunities, and policy changes that directly affect their lives. Living in an environment with their peers enable them to become actively involved in a community that has their same interests; and once their mobility, be it transportation or a physical disability, begins to limit their peer interactions and activities, opportunities are brought directly to them. Educational opportunities will include:

**Speakers On:**

- Health Care (Cancer, Diabetes, Vision, High Blood Pressure, Heart Conditions, Pain Management, etc.)
- Medication, Herbs, Vitamins and their Interactions
- Medicare/Medi-Cal
- Mental Health/Dementia/Alzheimer
- Living Wills and Advanced Directives
- Grandparenting
- Grieving
- Aging in Place

**Classes:**

- English as a Second Language
- Citizenship
- Meditation and Relaxation
- Exercise for the Elderly
- Stress Reduction
- Cultural Differences

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

**Free Screenings:**

- Blood Pressure
- Blood Sugar
- Vision
- Hearing
- Plaque in Arteries
- Foot Care

TELACU's Social Services Coordinator's are always developing new relationships with service agencies and seeking opportunities for the residents. The Social Services Coordinator's attend training sessions, meetings and conferences where they keep up on all the latest developments that affect their elderly clients, and they bring these new ideas to fruition in the sites where they are employed. Each coordinator keeps a Resource Directory that is always available to the management staff and the residents, so there will always be a resource and the ability to link each resident to whatever services are needed.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### EXHIBIT 3(h)

#### PROJECT DEVELOPMENT TIMELINE

TELACU has developed all its projects with an experienced project team to insure the success and timely completion of the project. With the development and operation of all its affordable senior housing facilities, TELACU has gained experience in the details of housing development, the ability to meet tight timeframes and budgets, and the knowledge of the capabilities of all its team members and the governmental agencies involved.

In developing this project, TELACU will utilize the following general timeline to insure an initial closing within the 18 months after the fund reservation:

<u>ACTION ITEMS:</u>	<u>TIME FRAME:</u>
• Initial meeting of the project team to lay out project details, action items, responsible parties, and specifics of the project timeline.	Immediately following Fund Reservation
• Preliminary design, constraints of development, additional funding that may be needed, and assistance required from the City are discussed.	Within 30 days
• Work begun on the survey, soils, title, etc. to fully understand the project site's constraints; development of legal documents for owner corporation and filing of tax exemption applications; commissioning of appraisal on site; negotiate an architect's contract.	Within 30 days
• Preparation of Planning Commission documents by architect, owner, consultants and the development of any grant documents required, receive appraisal and transmit to HUD.	30-90 days after Fund Reservation
• Scheduling of Planning Commission hearing and City Council hearings; initial bids from contractor on concept drawings.	Within 120-160 days
• Determination of budget and completion of any grant agreements; completion of any City appeals.	Within 6 months
• Development and completion of final working drawings.	Within 9 months

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

- |                                                                                                                               |                  |
|-------------------------------------------------------------------------------------------------------------------------------|------------------|
| • Submission for plan check; submission for contractor bidding of final drawings; beginning of all firm commitment documents. | Within 9 months  |
| • Completion of plan check, contractor bidding, firm commitment documents and all tax exemptions.                             | Within 14 months |
| • Submission to HUD of firm commitment.                                                                                       | Within 14 months |
| • HUD issues firm commitment                                                                                                  | Within 17 months |
| • Closing at HUD.                                                                                                             | Within 18 months |
| • Construction is completed.                                                                                                  | Within 30 months |
| • Cost certification submitted to HUD.                                                                                        | Within 32 months |
| • Final closing at HUD.                                                                                                       | Within 36 months |

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### **EXHIBIT 3(i)**

#### **ACTIVITIES TO REMOVE BARRIERS TO AFFIRMATIVE FAIR HOUSING**

In all of its 31 housing projects, TELACU has been successful in getting strong city support, additional outside funding, smooth processing during the entitlement and plan check processes, and land identification. The City of Rialto has been a strong ally in trying to overcome barriers to affirmative housing. It has assisted the sponsor in getting its first 202 project through the City's processes. It provided substantial funding to make that project feasible. It also provided the project with density bonuses, parking variances and numerous other variances to accommodate the needs of elderly residents.

In the City of Rialto, TELACU has found a perfect partner. The City has a number of programs, policies, and procedures that are specifically aimed at reducing the barriers to affirmative fair housing, including:

- (1) Reduction of parking for senior projects.
- (2) Reduction of unit sizes to accommodate the smaller HUD units.
- (3) Reduction in school fees to lessen the costs to the project.
- (4) Provision of supplemental funding to assist projects with design amenities and off-sites that make the projects more feasible and more acceptable in the communities in which they are located.
- (5) Provision of density bonuses for affordable project, thereby allowing higher densities and more feasible projects.
- (6) Provision of in-house staff time to assist the sponsor in navigating City zoning and permitting procedures.
- (7) Working in a redevelopment area which has as its primary goal the provision of additional low to moderate-income housing.
- (8) Addressing the needs of the growing homeless population within the City.

The City has a demonstrated track record in addressing these barriers in a concrete fashion and in overcoming many of them. It has tied all of its redevelopment efforts to these goals. This is reflected in their efforts and plans of the Merged Redevelopment Project Area, of which the proposed project is located. The City also put substantial financial resources in the previous 202 project within the City to insure the supply and quality of affordable housing is available to all senior citizens, and particularly minority senior citizens.

As a sponsor, TELACU's main mission has been to remove barriers of all kinds to minorities in employment, housing, education, etc. Its initial entry into the senior, affordable housing area was in line with this mission and has been carried out in all of its 31 senior housing projects.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

The specific areas that TELACU has concentrated on in trying to remove or mitigate the barriers to affirmative fair housing are:

- (1) Identification of cities who are also trying to deal with the removal of barriers and locating projects within their jurisdictions: All the cities it has worked with have had Housing Elements, Consolidated Plans, and documents specifically geared to removing barriers to affirmative fair housing.
- (2) Identifying cities who have specific housing needs and goals which compliment TELACU's goals: TELACU takes great efforts to meet with cities and find those with needs, those willing to put money into housing to assist developments, those willing to provide staff commitment to project development, and those with sites to be developed, etc.
- (3) Working with cities who have zoning and ordinances conducive to overcoming barriers: Cities who have reduced parking requirements, automatic waivers of certain development standards, automatic variances for elderly projects, reduced unit sizes, and reduced open space requirements are ones that have attracted TELACU to their cities for project developments.
- (4) Identifying cities who have fee reductions, including waiver of Quimby fees, reduced school fees, reduced water and sewer usage fees, etc.
- (5) Identifying key City staff or political connections that can assist in getting the projects through the City processes in a timely manner.
- (6) Identifying cities who have preliminary and final consolidated review processes to assist the sponsor in moving the project quickly through the city.
- (7) Talking to cities about fast tracking their projects and getting commitments from them to do so.
- (8) Identifying cities with land that could be conducive to a 202 project, thereby reducing land costs.
- (9) Identifying cities who must use their redevelopment set-aside funds for housing and seeking their assistance in using these funds for their projects.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### **EXHIBIT 3(j)**

#### **DESCRIPTION OF PLANS TO INCORPORATE ECONOMIC OPPORTUNITIES FOR LOW-AND VERY-LOW INCOME PERSONS IN PROPOSED PROJECT**

TELACU is a pioneering institution committed to service, empowerment, advancement, and the creation of self-sufficiency. As TELACU pioneers into communities that can best be served by low-income housing, it has sought ways to empower local individuals and businesses through several programs, through the construction phase and operations of the facility, including: employment, training, and business opportunities.

First of all, in regard to the construction process, TELACU will work closely with the general contractor to see that the local community is afforded an opportunity to participate in the development of the project. Knowing that we will be a factor in the redevelopment efforts of the community for many years to come, it is incumbent upon us to begin that process with the general contractor as soon as possible in order to bring qualified workers and businesses from the community, as contributors, to the development of the project. With that understanding, when the general contractor is selected to construct the project, they are asked to conduct local outreach measures to seek local sub-contractors who will draw from and employ those from the local workforce. As part of that process, the general contractor will employ several methods to utilize local sub-contractors and for those seeking employment on the project. They are:

1. Place employment advertisements in local publications.
2. Advertise for employment on site.
3. Place advertisements for project employment in local sub-contractor publications.
4. Advertise in general contractor website for employment opportunities.
5. Provide training and apprentice programs.

These are just some of the measures that will be undertaken by TELACU and the general contractor to develop a base and a bridge for community participation in the project. Having a successful project can only be obtained with an awareness and compassion for those in the community who can bring their talents for long-term participation. That can only lead to a win-win situation for all.

When the project has completed the construction phase, TELACU's management will seek to empower those in the local community by offering employment opportunities in the facility. Several months prior to project completion, TELACU will advertise in all local newspapers when hiring for the On-site Manager and the Maintenance positions. It is our intent to target the local workforce to fill these positions.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Another example of empowering the local community through employment can be found in our "On-Call" program. This program seeks out opportunities to make our tenants self-sufficient by providing them employment as "On-Call Staff." The program allows the on-call staff to work after business hours and on weekends as a point of contact for emergencies. In addition to emergency response, the on-call staff interacts with residents needing assistance when management is not present. They report any suspicious activity and any violations of the lease agreement or House Rules to management. The on-call staff become contributors to their facilities through this employment program.

Listed below are the projects that have employed residents from the specific site in order to act in the capacity as "On-Call Staff":

Casa TELACU	TELACU Amador	TELACU Buena Vista
TELACU Courtyard	TELACU Del Rio	TELACU El Encanto
TELACU Gardens	TELACU La Paz	TELACU Las Brisas
TELACU Las Flores	TELACU Las Fuentes	TELACU Las Palmas
TELACU Las Palomas	TELACU Manor	TELACU Monte Vista
TELACU Monterey Park Plaza	TELACU Pico Aliso	TELACU Plaza
TELACU Pointe	TELACU Senior Court	TELACU Senior Housing
TELACU Sierra Vista	TELACU Southbay Manor	TELACU Terrace
TELACU Villa	TELACU Villa Hermosa	TELACU Vistas del Sol

This process of empowerment for the local job force is further enhanced with our training programs. Once staff is hired, they are provided extensive training from our management staff. The training programs consist of 45/90 day evaluation periods followed by opportunities to attend workshops offered in the local community colleges. We have had great success in providing training for our staff from the local Adult School Agencies for subjects such as: basic computer courses, janitorial courses, etc.

Training has also resulted in advancement for our resident managers and maintenance technicians. Our resident managers are afforded opportunities for advancement through our education reimbursement program. Additionally, our maintenance technicians can develop and be promoted to levels based on their skill set. For example, a maintenance technician can progress to a Level III maintenance technician within 2 years.

In the course of serving the local community and providing employment opportunities, we have been able to contribute to local businesses. Our staff develops relationships with local vendors, and seeks opportunities to have their services brought to our facilities. Some examples of these relationships are: florists, restaurants, mortuaries, landscaping, etc. TELACU is committed to expanding training and employment opportunities, and in bringing the community together to service our facilities; for that, it can only be a win-win situation for all.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 4(a)**

### **EVIDENCE OF NEED FOR SUPPORTIVE HOUSING**

The proposed project is intended to serve seniors who are able to live independently. Supportive services will be provided to these seniors to assist them in remaining in their units as long as possible as they age in place. TELACU has had substantial experience in providing similar housing, assisting seniors as they age in place, and reaching out to the community for appropriate supportive services.

It is anticipated that most of the seniors, who will reside in the project, will come from Rialto, the neighboring communities of Fontana and Colton, and from within San Bernardino County. There are already long waiting lists at TELACU's first project in Rialto, as well as all of their facilities in San Bernardino.

Rialto is a rather new community which was incorporated in 1911. It had a rapid development spurt between 1980 and 1990 when it grew 93%. This was compared to the County's growth of 59% for the same time. Between 1990 and 2000 the growth rate retreated to a more modest 15.6% due primarily to the recession in California.

Rialto's housing stock has not kept up with the growth in its population. This is especially true for the housing that's available to low and moderate-income residents. In analyzing the Impediments to Fair Housing and in reviewing the City's Consolidated Plan, the following needs that relate to seniors emerge:

- In 2000, Rialto had 7,223 seniors, which represented 7.9% of the population.
- 4,795 seniors in the community have self-care, housing overpayment and/or mobility limitations and are considered "frail" elderly.
- 65% of the extremely low-income elderly had housing problems; 49% of the low-income elderly had housing problems. These include overpayment for rent and living in substandard conditions.
- The 2000 census showed that 3,310 elderly residents were relying on retirement income. Of these, 441 were below the poverty level.
- 63% of all renters are low and very low-income.
- 43% of all seniors are extremely low or low-income.
- The Consolidated Plan identified an immediate need for 495 low and very low-income units for seniors. The goal for providing some of these units was 152 for those making below 50% of median income. 70 Section 202 units were opened in 2006 by TELACU to address part of this need.

The City has 13 licensed elderly residential facilities for 151 seniors, not all of which are low-income seniors. In addition, it provides 112 Section 8 vouchers for one bedroom

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

units, not all of which are provided for elderly residents. With the addition of "TELACU La Paz", 70 very low income units were added to the City's supply of housing for seniors. This project already has a huge waiting list and has prompted the City to immediately try to pursue some additional Section 202 housing with TELACU.

Also, there are 339 publicly assisted units, not all of which are affordable or available to seniors. Among them are 159 one bedroom units, which are currently included as part of other facilities and which are funded with tax credit and other types of subsidies. 145 of these units are considered by the City as "at risk" units of being converted to other types of usage.

The City has set as its goals in the Consolidated Plan and in the Impediments to Fair Housing a number of goals which relate directly to this type of development, including:

- Review construction, zoning and permit processes to see that they don't impede affordable housing development: This project will benefit from a density bonus for senior, affordable housing as well as reduced parking requirements. The City has worked closely with TELACU to get the zoning in place to permit the project to go forward smoothly.
- Assist in high construction costs that prohibit affordable units from being built: The City's Redevelopment Agency has purchased the site for the new project for \$1,500,000 and is holding it for TELACU to develop. If required, it has also pledged an additional \$[REDACTED] to make sure the project is financially feasible. This is in line with the funding provided for the first project and illustrates the City's commitment to providing this additional housing.
- Assist in the development and provision of affordable housing: The City has assigned key staff to work with TELACU on the development of the project and to assist in the zoning, planning and building permit processes. This same staff worked with TELACU on the first project and is totally committed to the development of the new project.
- The City's goal for new, affordable senior housing is a minimum of 152 new units. It is listed as one of the City's "high" priority goals in the Consolidated Plan. TELACU's first project of 70 units went towards meeting this goal. This new project will further assist the City in addressing this ever rising need.

The need for senior, affordable units will only grow as the City's growth rate and aging baby boomers reach retirement age. This growth rate will be seen throughout San Bernardino County.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

#### **EXHIBIT 4(b)**

#### **DESCRIPTION OF HOW THE PROPOSED PROJECT WILL BENEFIT THE TARGET POPULATION**

Because of the lack of senior housing in both the City of Rialto and the County of San Bernardino, this project will directly benefit low-income seniors in both areas. The City of Rialto has only two projects that target affordable, seniors. Combined, they provide only 170 total units for low income seniors. The remaining "affordable" units available are parts of other tax credit or City-assisted projects and are not reserved exclusively for seniors. The City's Consolidated Housing Plan calls for the development of a minimum of 152 new units for seniors making less than 50% of median income. TELACU's first project, "TELACU La Paz", addressed 70 of these needed units. This project will go further to addressing this need within the City.

The City of Rialto has a higher concentration and mix of minorities than the County as a whole. While the current site is not located in an area of minority concentration, it is in a mixed racial area. It will provide increased opportunities for Blacks and Hispanics, who currently live in the southern part of the City, to have decent, affordable housing. This opportunity is a prime goal of the City in addressing its Impediments to Fair Housing Goals.

Since the project directly addresses some of the barriers to affordable, fair housing, it will contribute greatly to reducing these barriers to housing opportunities within the City. Provision will be made to encourage minority seniors and mobility impaired seniors to apply for the proposed units. Affirmative marketing will go a long way towards giving those minorities who are interested in moving into the new facility an opportunity to apply.

TELACU is dedicated to:

- Provide affordable housing for all seniors regardless of their heritage.
- Implement a supportive services program as a benefit to residents and the community.
- Provide a resident service coordinator.
- Provide social activities to enhance lives.
- Decrease isolation for the targeted population.
- Communicate with other minority and non-minority groups to make them aware of the housing being offered.
- Decrease the number of seniors currently on waiting lists in the county.
- Have the Housing Administrator actively involved in community programs and agencies.
- Collaborate with the Senior Center and other City Agencies.

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

The project site is ideally located on a major City artery, Foothill Boulevard. This street provides excellent bus transportation, services, shopping, and other services needed by seniors. It is a short bus ride from the new Senior Center, medical facilities, city services and other commercial establishments along Riverside Avenue. The site is part of a larger redevelopment effort that will greatly enhance the lives of all residents in the neighborhood. As more of the area is redeveloped, it will provide increasing services to seniors who do not own automobiles or who become frail as they age.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 4(c)(1)**

### **NARRATIVE DESCRIPTION OF THE PROJECT AND BUILDING DESIGN**

TELACU proposes to construct a 75-unit, 67,500 square foot senior citizen residential project on the Rialto site. The project site is approximately 110,700 square feet (2.54 acres) and will be built in a two and three-story configuration. The project will be composed of 74 one-bedroom units and one two-bedroom, manager's unit.

The design of the building is intended to facilitate accessibility issues of universality and visitability as well as the delivery of services to the residents in an economical fashion for the next 10-20 years. With the knowledge that we must respond to the physical needs and challenges the residents will face over the coming years, the building was first and foremost designed to provide convenient, safe and direct access to the units and common areas by all residents and visitors. Some of the universal and visitability features that have been incorporated include:

- Doors that are at least 2'-10" wide.
- A building that is accessible from a flat sidewalk.
- Elevators which are conveniently accessible to the residential, community spaces, and administrative offices.
- A convenient first floor laundry room.
- Conveniently accessible and safe parking areas that are usable by all people without adaptation.
- Communication devices that can be used by all.
- The "U" shaped building footprint and courtyard design, which incorporates visitability standards and universal design amenities and allows for a simple, efficient, double-loaded corridor for access to all units and parking.
- Flexible, universal and open unit floor plans.
- A trellised third floor terrace for outdoor, passive activities with grand views.
- Generous windows at the ends of all corridors to integrate natural light.
- Secured entry ways.
- Site hardscape paths to encourage walking, use of wheelchairs, and exercising by all residents, including those with handicaps.
- Raised vegetable gardens to encourage use and sharing by all residents, even those who are older, those with limited capabilities, and those who are handicapped.
- Abundant landscaping that can be enjoyed by visitors and residents at all stages of their lives.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **SITE AND BUILDING DESIGN**

The proposed building faces Foothill Boulevard, just west of the southwest corner of Cactus Avenue. It includes convenient, centralized, first floor community spaces, which encourage assembly of residents and visitors for social, educational and recreational programs.

The design elements, used by TELACU, have all proven historically to provide the "homelike" atmosphere desired by residents. This design has evolved through many years of building similar senior facilities. It reflects knowledge gained from these facilities, the input from TELACU management staff, and the continued input from current and prospective residents.

The design will provide convenient, efficient, flexible, and familiar spaces for residents to receive the necessary services for at least the next 10-20 years. Its design will allow for the supportive services programs to be run easily and with the services they need to provide.

To respond to the opportunities and challenges of the site, a stepped, two and three story, "U" shaped building footprint was developed. (Please refer to attached site plan). This design establishes a quiet, passive, "sense of place" with a protected courtyard for the senior residents. At grade level, the courtyard is open to the protected southern exposure of the facility and maximizes the useable, heavily landscaped open spaces of the site. It provides distinctly different active and passive outdoor environments. The "U" shaped plan and trellis/patio provides shade from the hot Rialto summer sun for recreational and social activities. A number of raised vegetable planters provide for active senior use.

The "U" shaped plan, as well as the generous setbacks, provides a major presence on Foothill Boulevard, minimizes the impact of a "building wall" and provides a major sense of entrance, while also creating safe and defined, residential parking entrances off of Foothill Boulevard. Fire Department access is provided directly from Foothill Boulevard.

Multipurpose community activity areas are conveniently located near the primary entrance at grade level and attract and encourage community uses and socializing. They are linked to the landscaped courtyard and patio. The plan allows for simple, controlled, double-loaded corridors, which give access to all units. The first floor common areas and all access points (such as elevator locations, community/multipurpose room, conference room, library, laundry, mail area and management office) are all centralized and incorporate visitability standards and universal design amenities. The community/multipurpose room is designed to contain a warming kitchen that can be expanded in the future to accommodate congregate meals if necessary.

All of these features facilitate the delivery of services in an economical manner and accommodate the changing needs of the residents over the next 10-20 years. The entire

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

residential facility, including residential parking, is secured with transmitter and card/key access. Resident and visitor parking include provisions for accessible, disabled parking and is provided directly off of Foothill Boulevard.

The design provides extensive views north, east, and south to the nearby mountains of the San Bernardino National Forest, and to the surrounding areas in all directions. Safely lighted landscaped entrances to the gated complex off of Foothill Boulevard will be complemented by a generous, landscape buffer of trees. A similar landscape buffer will provide a sensitive and softening landscape screen to the adjacent residential and commercial areas. Six-foot high perimeter block walls or fencing will surround the site.

In addition to responding to the transitioning scale of the neighborhood, the design creates a "linked chain" of active and passive environments with landscaped circulation walking paths to fully utilize the entire site. Residential parking is provided for 38 cars, plus 7 visitor, and includes a total of 8 spaces for the disabled. Building and parking are positioned to provide optimum, usable landscaped setbacks from adjacent residential and commercial areas.

The project is an urban designed project which fits in well with other developments in the immediate area.

#### **COMPATIBLE BUILDING LAYOUT/UNIT DESIGN**

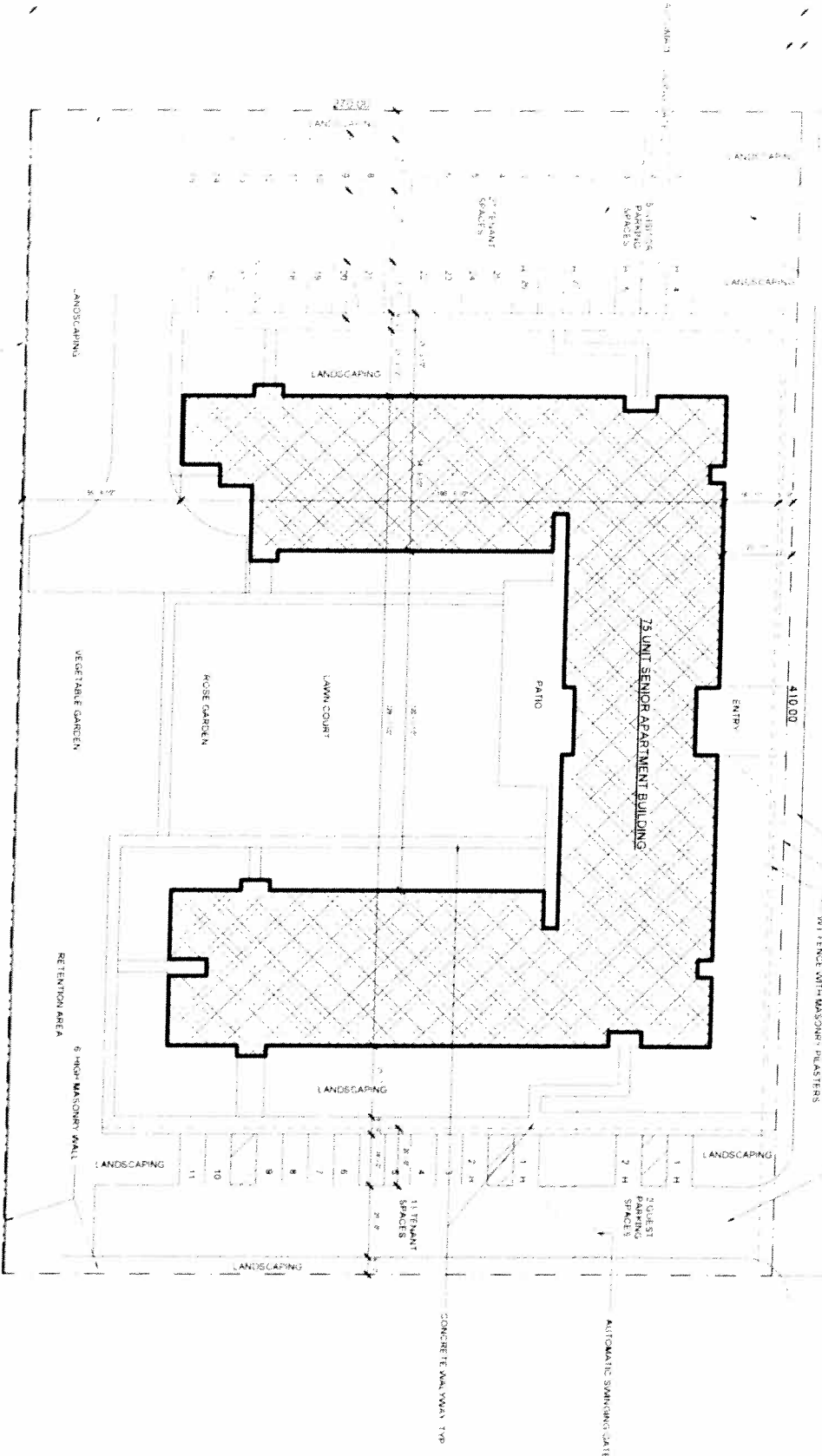
Multi-levels, roof massing, windows, awnings and building offsets are used to articulate and reduce the scale and mass of the building. A harmonious and horizontally stratified color palette of cost-conscious building materials, texture, and accent colors are designed carefully with massing and scale to compliment and revitalize the neighborhood. The proposed elements and materials for an "early California Theme" including mission tile, heavy textures, colorful awnings, accent colors, tiled accents, and deep shadow recesses.

Each apartment is composed of a living-dining area, kitchen, bedroom, and bathroom. The kitchen will be equipped with a range, refrigerator, two-compartment sink as well as sufficient cabinet and counter space. (Please refer to the attached unit plan.) In accordance with expressed wishes of the elderly residents involved in the development of the project, adequate storage space will be provided. The project will be designed in accordance with current ADA requirements and incorporate visitability standards and universal design amenities. Aging in place accommodations include the provision that countertops are adaptable to being lowered and the backing for ADA grab-bars throughout. The accommodations facilitate the delivery of services in a cost conscious fashion while accommodating the changing needs of residents over the next 10 to 20 years.

Sponsor: TELACU  
 Duns: [REDACTED]  
 Project Name: TELACU Housing - Rialto II

FOOTHILL BLVD.

VEHICLE ACCESS DRIVEWAY  
 PUBLIC SIDEWALK  
 PROPERTY LINE  
 11' FENCE WITH MASONRY PLASTERS



## CONCEPTUAL SITE PLAN

410.00

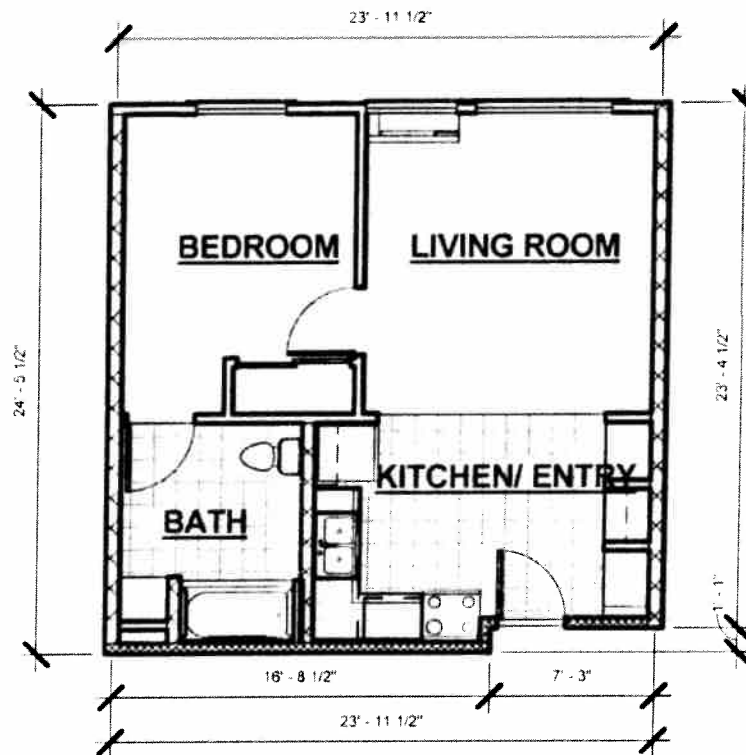


**VILLANUEVA ARCHITECTS INC.**  
 458 W. Fifth Street  
 San Bernardino, California 92410

**TELACU RIALTO II - 75 UNIT SENIOR APARTMENTS**

FOOTHILL & CACTUS

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II



### ENLARGED TYPICAL UNIT PLAN

540 SQ. FT.

SCALE : 1/8" = 1'-0"

VILLANUEVA ARCHITECTS, INC.

468 W. Fifth Street  
San Bernardino, CA 92410  
Off. (714) 493-8637  
Fax (714) 693-1653

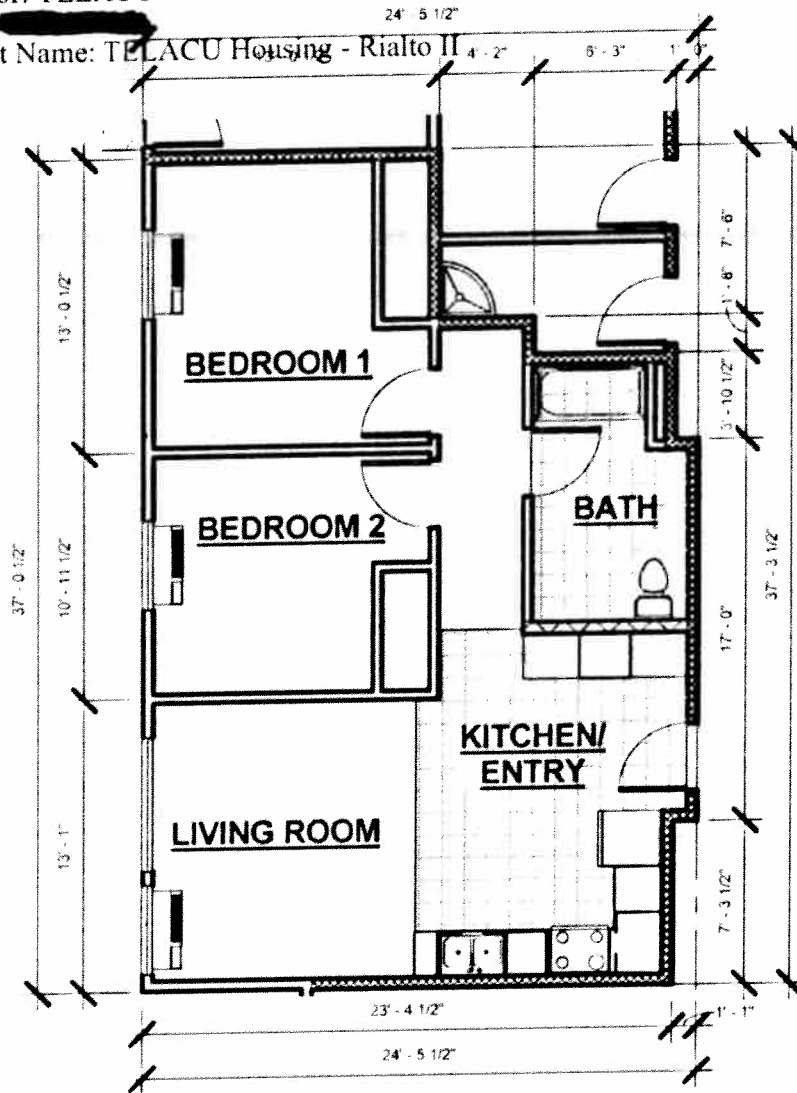
### ENLARGED TYPICAL UNIT PLAN RIALTO II

Project number	0807	<b>A1</b> 5 1/8" = 1'-0"
Date	06/20/08	
Drawn by	Author	
Checked by	Checker	

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II



**ENLARGED MANAGER'S UNIT**

730 SQ. FT.

SCALE : 1/8" = 1'-0"

VILLANUEVA ARCHITECTS, INC.

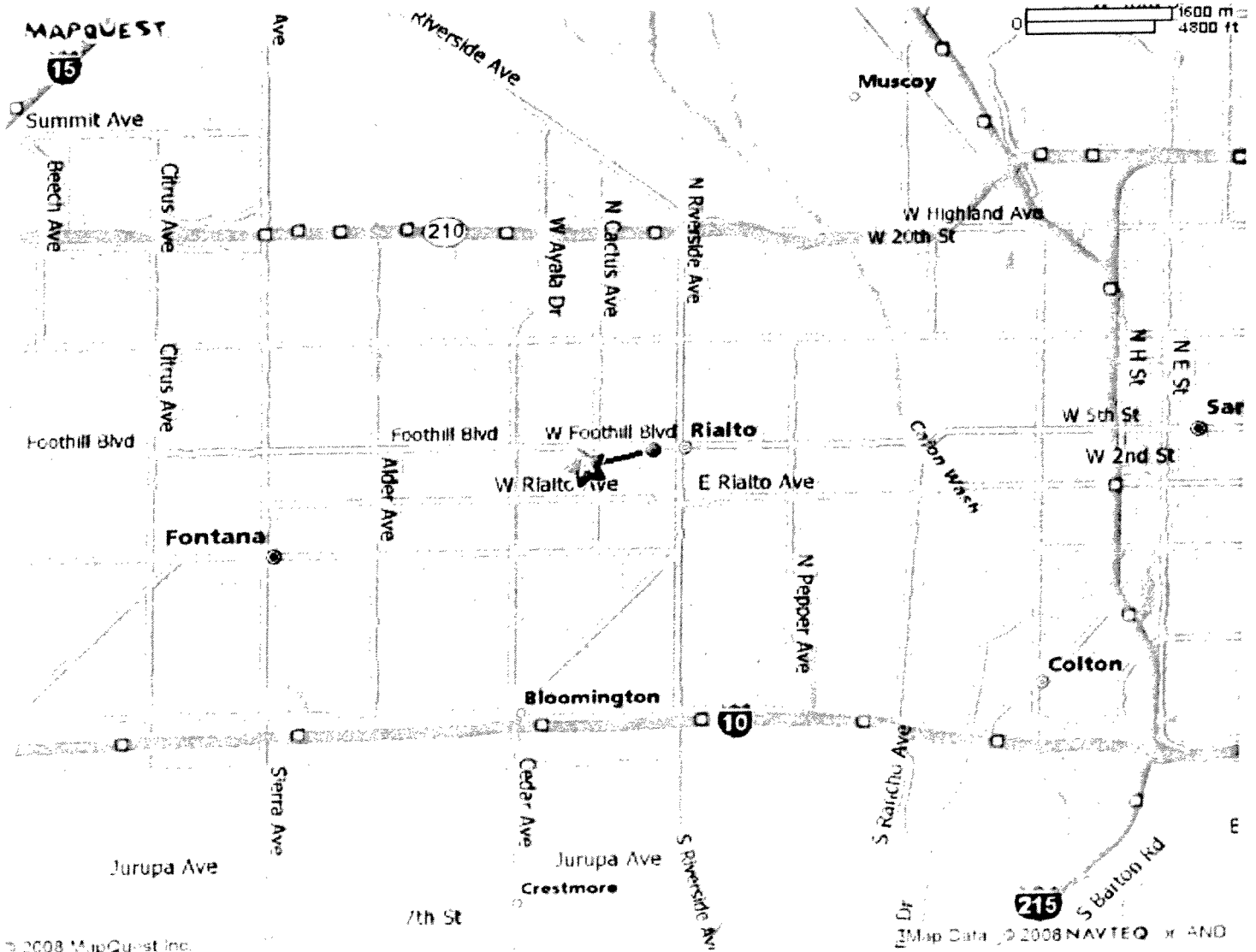
468 W. Fifth Street  
San Bernardino, CA 92410  
Off. (714) 493-8637  
Fax (714) 693-1653

ENLARGED MANAGER'S UNIT  
RIALTO II

Project number	0807	<b>A2</b>
Date	06/20/08	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## SITE MAP



Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

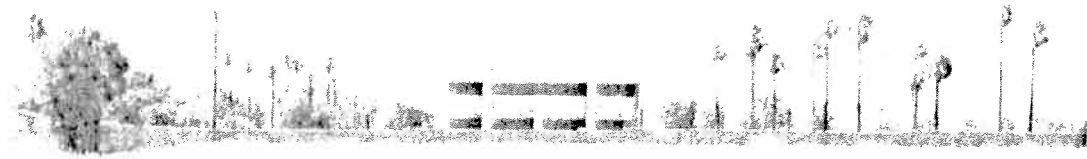
## **SITE AMENITIES MAP – ATTACHMENT**

**TELACU SENIOR HOUSING – RIALTO II  
FOOTHILL BOULEVARD / CACTUS AVENUE  
VILLANUEVA ARCHITECTS, INC.**

- 1. PROJECT SITE**
- 2. METROLINK STATION**
- 3. SHOPPING CENTER – RETAIL**
- 4. CITY OF RIALTO CIVIC CENTER**
- 5. FIRE STATION**
- 6. PARK**
- 7. ELEMENTARY SCHOOL**
- 8. HIGH SCHOOL**
- 9. SENIOR CENTER**
- 10. MEDICAL CENTER**
- 11. MEDICAL OFFICES**
- 12. SAN BERNARDINO HOSPITAL**
- 13. ADULT SCHOOL**
- 14. CITY OF RIALTO**
- 15. POST OFFICE**
- 16. FIRE STATION**
- 17. POLICE STATION**
- 18. CALIFORNIA STATE UNIVERSITY – SAN BERNARDINO'**
- 19. COUNTY OF SAN BERNARDINO ADMINISTRATIVE CENTER**
- 20. LIBRARY**
- 21. CITY OF FONTANA**
- 22. SHOPPING MALL**
- 23. CITY OF COLTON**
- 24. SAN BERNARDINO VALLEY COLLEGE**
- 25. SAN BERNARDINO STADIUM**
- 26. CITY OF SAN BERNARDINO**
- 27. NATIONAL ORANGE SHOW**
- 28. TELACU RIALTO I**
- 29. TELACU SAN BERNARDINO I**
- 30. TELACU SAN BERNARDINO II**
- 31. TELACU SAN BERNARDINO III**
- 32. TELACU SAN BERNARDINO IV**
- 33. TELACU SAN BERNARDINO V**
- 34. TO RECREATION AREAS – SAN BERNARDINO MOUNTAINS**
- 35. OMNITRANS BUS ROUTE – PRIMARY**
- 36. GOLF COURSES**

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## SITE PHOTOGRAPHS



**PHOTO #1 WEST ACROSS SITE**



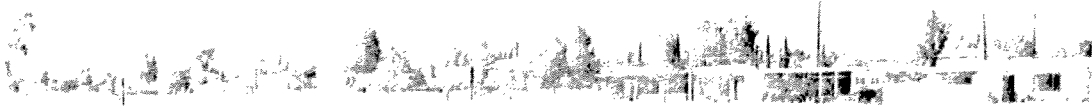
**PHOTO #2 WEST ALONG SITE /FOOTHILL**

## SITE PHOTOGRAPHS

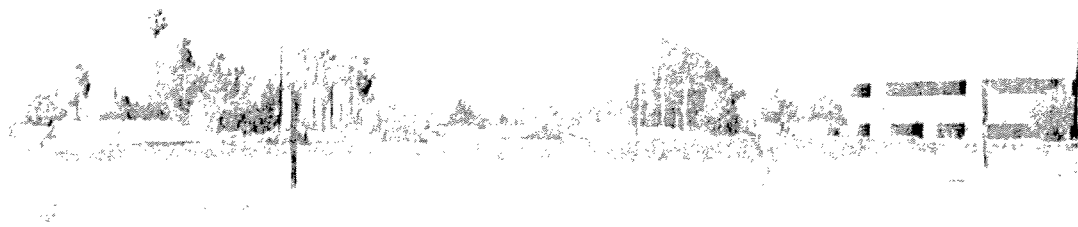
Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II



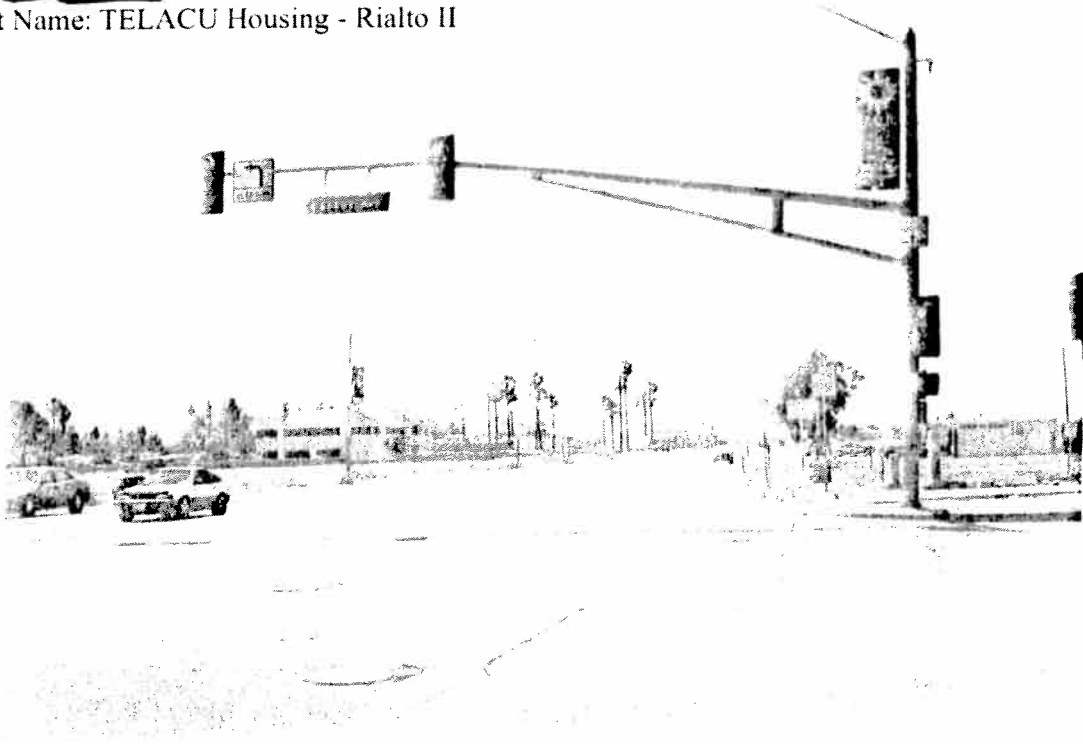
**PHOTO #3 NORTHWEST ACROSS SITE / FOOTHILL**



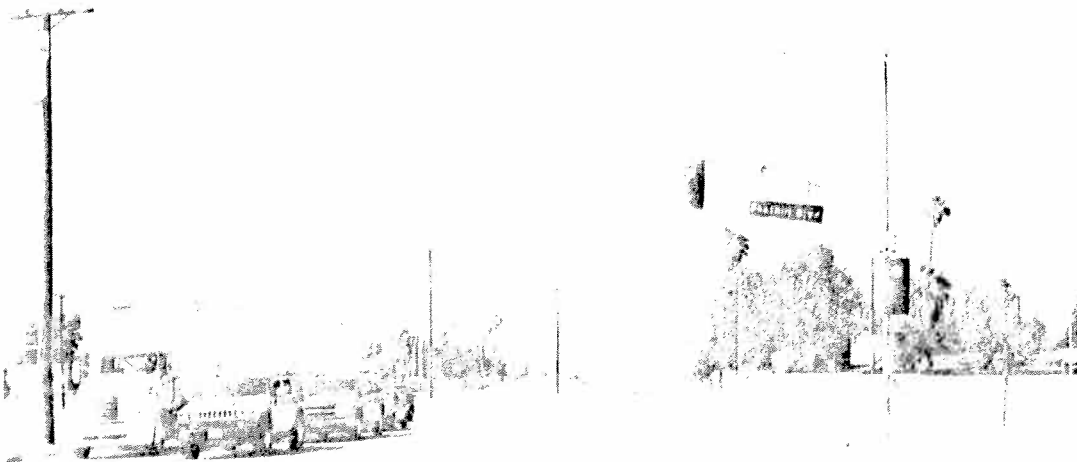
**PHOTO #4 SOUTHWEST ACROSS FOOTHILL/ SITE**

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## SITE PHOTOGRAPHS



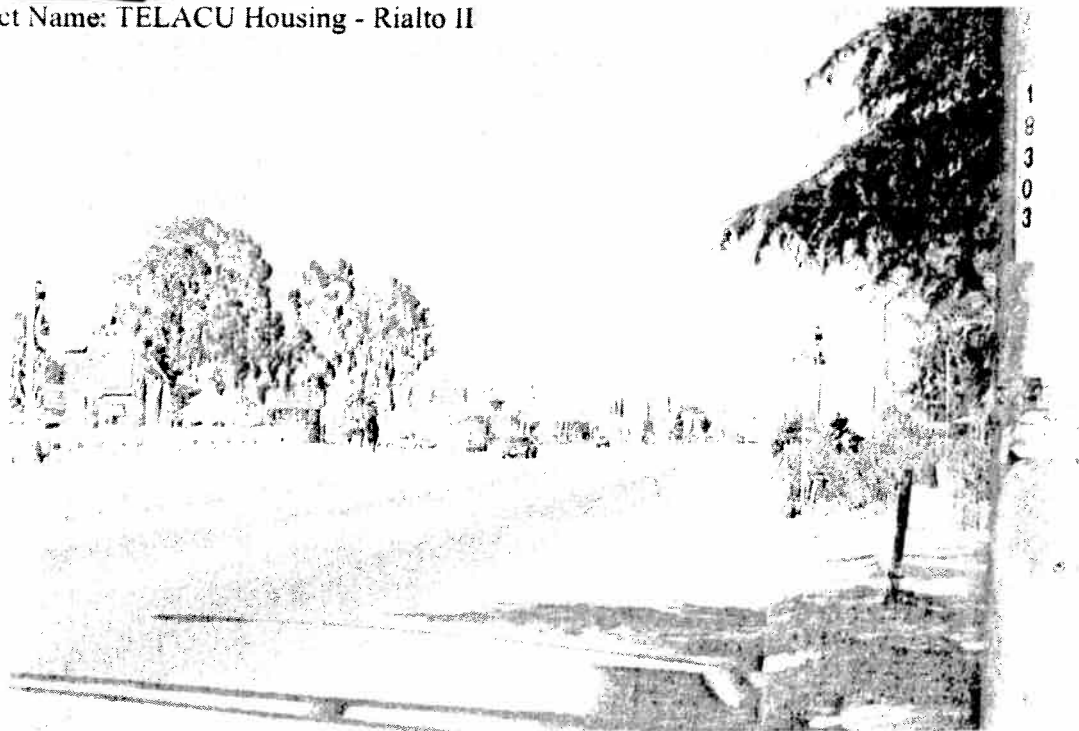
**PHOTO # 5 WEST FROM FOOTHILL / CACTUS**



**PHOTO # 6 NORTH FROM FOOTHILL / CACTUS**

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## SITE PHOTOGRAPHS



**PHOTO # 7 EAST FROM FOOTHILL / CACTUS**



**PHOTO # 8 SOUTH FROM FOOTHILL/ CACTUS**

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 4(c)(2)**

### **DESCRIPTION OF PROJECT'S ENERGY AND CONSTRUCTION EFFICIENCIES**

The project design promotes energy efficiency in the construction and operation of the project and includes Energy Star labeled products. Some of the key features are:

- The "U" shaped footprint of the building, double-loaded corridor design, with identical units promotes energy efficiency and saves costs. The compact design minimizes square footages and reduces plumbing and electrical costs.
- Simple, economical, and repetitive, conventional wood-frame construction, which promotes construction cost savings by optimizing long span floor joists and roof trusses while minimizing load bearing walls and foundations.
- Labor saving architectural and construction detailing.
- Exterior walls, which utilize 6" studs with "R-19" insulation, meeting the California Title 24 requirements and minimizes energy needs, and responding to the wide range of temperatures in this desert-like climate.
- Roof framing which is repetitive and conventional.
- "R-30" insulation.
- Low energy transmission glass windows, which will be provided on the south and west facing walls to minimize energy use.
- Double-paned exterior windows where necessary, to respond to any potential acoustical issues.
- Energy Star labeled products and appliances, which will continue to be specified in all units to promote energy efficiency.
- Motion-activated lighting, which will be provided in special public areas, such as laundry and trash areas, to minimize energy consumption in unoccupied areas.
- Plumbing simplification and cost consciousness by stacking apartment units and sharing back-to-back plumbing where possible to minimize plumbing heat loss due to excessive pipe runs and offset turns.
- Pre-hung, prefinished doors and frames.
- For long-term durability and low maintenance, exterior stucco with integral color coats to minimize costs of maintenance and repainting.
- As a special feature, a convenient trash room with recycling provisions and access to a vertical trash chute will be provided at each floor to minimize the inconvenience of transporting trash through the elevator to the first floor trash facility.
- Building trash collection with recycling provisions that is scheduled, centralized and efficient.

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

- Weather striping and seals at all exterior openings, which will minimize heat and air conditioning loss and responses to excessive energy use.
- Low heat transmission glass, particularly on south and west exposures to maintain comfort at lowered energy costs.
- Low energy split system heat pumps at all units to minimize energy use and provide cost conscious individual tenant control.
- Light sensitive controls of exterior lights.
- Banking of lights with separate controls in common areas optimize the use of natural light during daylight hours while providing task-centered lighting only.
- Low energy lighting fixtures in corridors to minimize energy requirements.
- Low energy fluorescent fixtures wherever possible.
- Energy efficient ballasts to serve as many lamps as possible.
- High efficiency motors throughout.
- Exit signs utilizing 3 watts per hour or less where possible.
- At corridors, ventilation only to minimize energy use.
- Xeriscape low water consumption, which is designed in the landscaping.
- Landscape irrigation controls, which are set for operation during off-peak hours.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 4(c)(3)**

### **DESCRIPTION OF PLANS FOR MIXED-FINANCED/MIXED-USE PROJECT**

This application for Section 202 funding does not include plans for a mixed-financed/mixed-use project. This exhibit does not apply.

shall show as paid or as a lien not yet due and payable. Seller and Purchaser agree that any liens or encumbrances not herein excepted or assumed may be cleared at Closing using the sales proceeds. If any objectionable exceptions to the title of the Authority Parcel created after the date of the Preliminary Report are not cleared by Seller prior to Closing or concurrently with Closing from the sales proceeds, Purchaser's sole and exclusive remedy shall be the right to terminate this Option and the Escrow

10. Entry, Inspection and Test of Authority Parcel. During the Option Period and during the Escrow period, Purchaser, or Purchaser's representative, shall have the right to enter upon the Authority Parcel during normal business hours, and shall have the right to make tests to determine the suitability and/or adaptability of the Authority Parcel for Purchaser's intended use for the Proposed Development described herein, including surveys, preliminary engineering, site planning, soil bearing tests and other necessary inspections and tests, all at Purchaser's sole expense and liability.

(a) Insurance. Prior to any entry upon the Authority Parcel pursuant to this Section 10 by Purchaser or Purchaser's agents, contractors, subcontractors, representatives or employees, Purchaser shall deliver to Seller an original endorsement to Purchaser's commercial general liability insurance policy which evidences that Purchaser is carrying a commercial general liability insurance policy with a financially responsible insurance company acceptable to Seller covering: (1) the activities of Purchaser and Purchaser's agents, contractors, subcontractors, representatives and employees on or upon the Authority Parcel and (2) Purchaser's indemnity obligation contained herein. Such endorsement to such insurance policy shall evidence that such insurance policy shall have a per occurrence limit of at least One Million Dollars (\$1,000,000) and an aggregate limit of at least Two Million Dollars (\$2,000,000), shall name Seller, City, and Agency and their officials, officers, employees, representatives, and agents as additional insureds, shall be primary and non-contributing with any other insurance available to Seller, Agency, and City, and shall contain a full waiver of subrogation clause.

(b) Indemnification. The Purchaser shall indemnify, defend, protect and hold harmless Seller, City, and Agency and their officials, officers, employees, representatives, and agents from and against any and all liability, losses, costs, fees, expense (including defense costs, expert witness fees, and legal fees), and claims for damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury, or property damage arising from negligent acts of Purchaser or its employees, agents, representatives, contractors, or subcontractors in connection with any inspections or activities conducted at the Authority Parcel pursuant to this Section 10. Authority acknowledges and agrees that HUD, or any successor in interest to HUD, shall have no obligation whatsoever for any related costs under the foregoing provisions should HUD acquire the ownership of the Proposed Development, Project and/or Authority Parcel

11. Physical Condition of Authority Parcel.

(a) Seller Representation Regarding Hazardous Substances. To Seller's actual knowledge, no Hazardous Substances are or have heretofore been generated, treated, used, stored, disposed of or deposited in or otherwise exist in or on any portion of the Authority Parcel, and no Hazardous Substances exist in or on the Authority Parcel that would cause the Authority Parcel to be unsuitable for the development or operation of the Proposed Development or that may support a claim for damages or result in liability at common law or under any applicable federal, state or local environmental statute, rule, regulation, or ordinance.

(b) As-Is Sale. In the event Purchaser determines the condition of the Authority Parcel is not entirely suitable for the development and operation of the Proposed Development, Purchaser may terminate this Option and elect not to purchase the Authority Parcel by delivering written notice to Authority on or before September 30, 2009. If Purchaser does not elect to terminate this Option due to the condition of the Authority Parcel as permitted in the immediately preceding sentence, the Option shall remain in effect, and if said Option is exercised, Purchaser shall accept the Authority Parcel in an "as-is" condition with no warranty or representation on behalf of Seller, City or Agency relating in any way to the condition of the Authority Parcel, the presence of Hazardous Materials or other regulated or harmful substance thereon, or the suitability of the Authority Parcel for Purchaser's intended use or the development and operation of the Proposed Development thereon, other than the representation set forth in subdivision (a) of this Section 11.

(c) Definition of Hazardous Materials. As used in this Section 11, "Hazardous Materials" means any substance, material, or waste which is or becomes regulated by any local or regional governmental authority, the County or San Bernardino, the State of California, or the United States Government, including, but not limited to, any material or substance which is (i) defined as a "hazardous waste," "extremely hazardous waste," or "restricted hazardous waste" under Section 25115, 25117 or 25122.7, or listed pursuant to Section 25140 of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law)), (ii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act), (iii) defined as a "hazardous material," "hazardous substance," or "hazardous waste" under Section 25501 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory), (iv) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances), (v) petroleum, (vi) friable asbestos, (vii) polychlorinated biphenyls, (viii) designated as "hazardous substances" pursuant to Section 311 of the Clean Water Act (33 U.S.C. §1317), (ix) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. §6901 *et seq.* (42 U.S.C. §6903), or (x) defined as "hazardous substances" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §9601 *et seq.*

12. Zoning & Legal Lot. Seller agrees to cooperate during the Option Period and any extension thereof with regard to the zone change and general plan amendment for the Authority Parcel which would be required for the development and operation of the Proposed Development thereon. It is the understanding of the parties hereto that all costs and expenses with regard to any zone change and/or general plan amendment shall be borne entirely by Seller. The purchase of the Authority Parcel is contingent upon adequate zoning for Purchaser's intended use thereof for the Proposed Development described herein.

13. Real Estate Commission. Seller represents and warrants that Seller has not retained the services of any third party broker in connection with this transaction, and that Seller is not liable for any real estate broker's commission or finder's fee in connection with this transaction except as set forth below. Notwithstanding the foregoing, Seller will reimburse the Purchaser for costs actually and reasonably incurred by Purchaser for third party real estate broker services in connection with the location of the Authority Parcel as a potential site for the Proposed Development, in an amount not to exceed a maximum of Thirty-Five Thousand Dollars (\$35,000). The Purchaser will be required to provide evidence that such costs were actually incurred prior to receiving reimbursement.

## PURCHASE OPTION AGREEMENT

This **PURCHASE OPTION AGREEMENT** ("Option") is executed and effective as of this 5th day of June, 2008 ("Effective Date"), by and between the **RIALTO HOUSING AUTHORITY**, a California Housing Authority ("Seller") and **THE EAST LOS ANGELES COMMUNITY UNION ("TELACU")**, a California nonprofit public benefit corporation ("Purchaser").

### RECITALS

A. Seller is the current owner of certain real property and improvements located in the City of Rialto ("City"), State of California, comprising approximately 110,871 square feet of vacant land (or approximately 2.54 acres), which is legally described in Exhibit A attached hereto and incorporated herein ("Authority Parcel").

B. Purchaser desires to acquire the Authority Parcel and develop a 75-unit multifamily apartment complex for use and occupancy by and rental to low income seniors pursuant to the United States Department of Housing and Urban Development ("HUD") Section 202 Program ("Proposed Development") on the Authority Parcel.

C. Purchaser desires to obtain a capital advance from HUD through the Section 202 Program in an amount determined by HUD, which together with other monies available to Purchaser, will be sufficient to purchase and develop the Proposed Development ("Capital Advance").

D. Purchaser desires to acquire from Seller the exclusive and irrevocable right, privilege and option to purchase, according to the terms, conditions, and restrictions hereinafter provided, the Authority Parcel including all improvements located thereon, together with all rights, easements and appurtenances thereto.

E. Seller is willing to grant Purchaser such Option pursuant to the terms, conditions and restrictions set forth herein.

F. The foregoing recitals constitute a substantive part of this Option.

### TERMS

1. Grant of Option. Subject to the terms, conditions and restrictions set forth herein, Seller hereby grants to Purchaser an Option to acquire the Authority Parcel for the lesser purchase price of: (i) One Million Five Hundred Thousand Dollars (\$1,500,000); or (ii) the HUD-approved fair market value appraisal of the Authority Parcel ("Purchase Price").

2. Term of Option. The Option shall commence on the Effective Date and shall continue until 6:00 p.m. Pacific Standard Time on September 30, 2010 ("Option Period"); provided, however, that either party may terminate this Option by written notice to the other party prior to such date without cost or liability if Purchaser has not received confirmation of a fund reservation from HUD for the Capital Advance on or before June 30, 2009. Purchaser shall provide Seller with a true, complete and correct copy of Purchaser's entire funding Application with respect to the Authority Parcel, as submitted to HUD, within five (5) business days after such application is submitted to HUD. Purchaser shall have the right to extend the foregoing dates no more than two times for a maximum of one hundred and eighty (180) days each time upon written request to Seller.

3. Consideration. The grant of this Option is made by Seller in consideration of the sum of Ten Thousand Dollars (\$10,000) ("Option Price"), receipt of which is acknowledged. In the event that Purchaser attempts to, in good faith and prior to the termination of this Option, but does not ultimately obtain a capital advance from HUD in the amount necessary to develop the Proposed Development on the Authority Parcel by September 30, 2010, Seller shall refund fifty percent (50%) of the Option Price to Purchaser upon written request from Purchaser. Notwithstanding the foregoing, in the event that Purchaser commits a material breach of this Option prior to the termination of this Option, the Seller shall be entitled to keep the total amount of the Option Price.

4. Automatic Termination. In the event Purchaser has not exercised the Option to acquire the Authority Parcel in the manner set forth in Section 6 below on or before the expiration or earlier termination of the Option Period, the Option shall automatically terminate without any notice to Purchaser, and all rights of Purchaser in and to the Authority Parcel shall immediately cease.

5. Application of Consideration Toward Purchase Price. The Option Price shall be credited towards the Purchase Price for the Authority Parcel.

6. Exercise of Option. Provided Purchaser is not in material default under any term or provision of this Option, Purchaser may exercise the Option by delivering to Seller, prior to the expiration or earlier termination of the Option Period, written notice of such exercise together with a copy of HUD's approval of the funds reservation as provided in the Capital Advance, including HUD approval and appraisal of the Authority Parcel (collectively, "Exercise Notice").

7. Escrow. Within thirty (30) business days following Seller's receipt of the complete Exercise Notice, the parties shall cause an escrow ("Escrow") to be opened with LandAmerica Commercial Services or another mutually agreeable licensed escrow company ("Escrow Agent"). As used herein, "Close of Escrow" and "Closing" shall refer to the date and time when the grant deed for the conveyance of the Authority Parcel to Purchaser is recorded in the Official Records of San Bernardino County. The parties shall execute mutually agreeable escrow instructions for the conveyance of the Authority Parcel for the Purchase Price. The escrow instructions shall conform to the following terms and conditions:

(a) The Escrow shall be for a period of not to exceed one hundred twenty (120) days

(b) The Purchase Price shall be paid in full concurrently with Close of Escrow.

(c) Seller shall pay documentary stamps on the deed, one-half of the Escrow charge, and any expenses incurred to place title to the Authority Parcel in the condition required by Section 9 below.

(d) Seller shall pay the premium for a CLTA standard owner's policy of title insurance in the amount of the Purchase Price in Purchaser's name or the name of Purchaser's permitted assignee, subject only to those exceptions permitted pursuant to Section 9 below or as otherwise approved by Purchaser

(e) Purchaser shall pay recording charges, one-half of the Escrow charge, and the entirety of the expense of any extended title coverage.

(f) All other Escrow costs and charges shall be borne one-half by Seller and one-half by Purchaser.

(g) Seller shall deposit an executed grant deed for the Authority Parcel in Escrow for delivery to Purchaser at Close of Escrow.

(h) Possession of Authority Parcel shall be delivered to Purchaser at Close of Escrow.

(i) Current taxes, assessments and penalties shall be prorated to Close of Escrow. Any past due taxes and assessments shall be charged to Seller. Taxes shall be computed, if undetermined, by the Escrow Agent on the basis of the last available tax rate and valuation.

8. Conditions Precedent to Close of Escrow. The Close of Escrow for the conveyance of the Authority Parcel to Purchaser shall be subject to the following Conditions Precedent:

(a) Purchaser shall have obtained a firm commitment for the Capital Advance financing from HUD and a commitment of other funds necessary to complete the Proposed Development.

(b) Purchaser shall have obtained any and all land use entitlements required for the Proposed Development and a building permit required for the development of the Proposed Development which shall be ready to issue upon payment of fees.

(c) Seller and Purchaser shall have negotiated, entered into, and executed an affordable housing agreement ("AHA") in form and content acceptable to Seller, Purchaser and HUD for the development and operation of the Proposed Development on the Authority Parcel. The AHA shall contain the usual and customary terms of such agreements entered into by Seller for affordable housing projects, shall contain provisions for the conveyance of the Authority Parcel by Seller to Purchaser in exchange for the Purchase Price, and shall refer to or include, as applicable, the provisions set forth in Section 7 and this Section 8.

(d) Seller, City, and the Redevelopment Agency of the City of Rialto ("Agency") shall each have given, conducted, and made all notices, hearings, and findings legally required to permit the conveyance of the Authority Parcel to Purchaser and the development of the Proposed Development thereon.

(e) A zone change and general plan amendment shall have been processed, approved, and finalized, and all applicable land use laws and regulations applicable to the Authority Parcel shall permit the development and operation of the Proposed Development thereon.

(f) Purchaser shall not have elected to terminate this Option because of the physical condition of the Authority Parcel, as permitted by Section 10.

9. Title and Deed. Title to the Authority Parcel shall be a good and merchantable title in fee simple, free and clear of all liens and encumbrances except those specifically set forth in this Option, if any, or those specifically approved by Purchaser. Purchaser hereby approves the exceptions to title set forth in that certain preliminary report issued by LandAmerica Commonwealth and dated as of June 4, 2008 at 7:30 a.m., a copy of which is attached hereto as Exhibit B and incorporated herein ("Preliminary Report"), except that upon the Close of Escrow all property taxes



# *City of Rialto*

## *Redevelopment Agency*

June 18, 2008

Acting Secretary Roy Bernardi  
U.S. Department of Housing and Urban Development (HUD)  
451 Seventh Street S.W.  
Washington, DC 20410

**RE: TELACU 2008 SECTION 202 APPLICATION – PROPOSED SENIOR HOUSING  
(700 WEST BLOCK OF FOOTHILL AVENUE – CITY OF RIALTO, CA 92376)**

Dear Mr. Secretary:

The Redevelopment Agency of the City of Rialto (Agency), in conjunction with the Rialto Housing Authority (Authority), is pleased and excited about TELACU's interest in developing a 202 Senior Housing Project in the City of Rialto and within the Redevelopment Agency of the City of Rialto's (Agency) and redevelopment project area established in 2003. The Agency welcomes the opportunity to work in concert with TELACU to accomplish this much-needed elderly housing project. The site is located within a carefully planned mix of land uses that include residential and commercial uses. This will be TELACU's second senior housing project in Rialto. The first project of 70-units was completed in 2006.

The City of Rialto lies in the west portion of the San Bernardino Valley, due west of the County Seat. Rialto is sixty miles to the east of Los Angeles and 103 miles north of San Diego. Rialto is proud to be a city of commercial, residential, cultural and industrial growth.

The proposed project lies along an important commercial and residential street known as Foothill Avenue. The redevelopment project area includes the Foothill Avenue situated in Rialto and surrounding areas of Foothill Avenue and other areas in Rialto. The Implementation Plan for this redevelopment project area calls for the revitalization of this area by eliminating existing blighted conditions, engaging in new development and job creating opportunities, and creating affordable housing.

Much has been accomplished in this redevelopment project area, more specifically along Foothill Avenue. Currently, a specific plan is being prepared. The plan will provide a strategic and implementation framework to revitalize the area. This includes implementing various land use designations of commercial and residential uses. The proposed senior housing site is projected to be designated as a mixed-use of residential and commercial uses. Other components in the draft specific plan include street improvements, development design enhancements and

beautification projects. The specific plan is expected to be presented to the Rialto City Council for consideration later this year.

There have been a number of new developments in the redevelopment project area, both along Foothill Avenue and in close proximity of the TELACU project site. At Cedar Avenue and Foothill Avenue, about a ½ mile from the project site, a new large shopping center, anchored by Walgreens and other national chains, was recently completed. In addition at the same intersection, a Home Depot shopping center was developed in 2000. Proposed commercial centers are currently being considered close to the project site. Further north of the site and along Baseline Avenue, about 1.3 miles from the project site, the Authority is currently engaged in a major acquisition and rehabilitation project of 194 units and converting the site into an affordable rental project. In the same area, new homes of about 156 units have been or are being constructed.

In the last two years, there have also been a number of new developments in the redevelopment project areas of distribution centers, which have generated new jobs. The City and the Agency last year enter into an agreement with a developer to revitalize the existing Rialto Airport, located about 1.6 miles from the project site, into a master plan community of residential, commercial, office and light industrial uses. Finally, the I-210 Freeway, located about 2 miles from the project site, opened late last year and projected to generate new development in the area adjacent to and close to the freeway.

Close to the project site, less than .7 miles, there are a number of retail businesses that would benefit the residents. They include two supermarkets (Food-4-Less and Cardenas), one drug store (Walgreens), convenience stores, gas stations, banks and restaurants. In addition, there are two existing Wal-Mart stores and a proposed Target store about 2.4 miles from the project site. The City's Senior Center and medical clinics are located about 2 miles from the project site. Public buses operate along Foothill Avenue, and a commuter rail station is located about 1 mile of the project site.

We are excited about TELACU's prospect of developing a high quality affordable senior housing complex in our community. Should you have any questions, please feel free to call me or John Dutrey, Housing Program Manager, at (909) 879-1151.

Sincerely,



Robb Steel

Redevelopment/Economic Development Director



# *City of Rialto*

## *California*

June 18, 2008

Acting Secretary Roy Bernardi  
U.S. Department of Housing and Urban Development (HUD)  
451 Seventh Street S.W.  
Washington, DC 20410

**RE: TELACU 2008 SECTION 202 APPLICATION – PROPOSED SENIOR  
HOUSING  
(700 WEST BLOCK OF FOOTHILL AVENUE – CITY OF RIALTO, CA  
92376)**

Dear Mr. Secretary:

This letter is to confirm that the City of Rialto Recreation and Community Services Department supports the efforts of TELACU in its application to the U.S. Department of Housing and Urban Development's (HUD) Section 202 Program for the proposed development of affordable senior housing in Rialto. This will be TELACU's second senior housing project in Rialto. This new proposed development will assist the City in remedying the current deficiency in affordable rental housing for seniors.

The City, through the Recreation and Community Services Department, offers various senior services and programs that will be available to the residents of the proposed TELACU complex.

The City offers the following services:

- Senior Nutrition Program
- Retired and Senior Volunteer Program
- Senior Citizens Service Center that provides various services and opportunities to seniors to assist them in improving their quality of life and provide leisure and recreation opportunities.

We look forward to working with TELACU toward our common goals of providing services for our senior citizens.

Sincerely,

Larry Thornburg  
Recreation and Community Services Director



**PARKS, RECREATION & COMMUNITY SERVICES DEPARTMENT  
KEVIN L. HAWKINS – DIRECTOR**

201-A North "E" Street, Suite 103 – San Bernardino, CA 92401  
909-384-5233 – Fax: 909-384-5160  
www.sbcity.org

June 23, 2008

The Honorable Steven Preston  
Secretary  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, DC 20410

**Re: 2008 Section 202 Application  
TELACU Senior Housing, Rialto, California**

Dear Mr. Secretary:

The City of San Bernardino, Parks, Recreation & Community Services Department strongly supports the Section 202 application sponsored by The East Los Angeles Community Union (TELACU) for the development of housing for low-income senior citizens.

It has been our experience that TELACU is an organization whose efforts and accomplishments have contributed greatly in the improvement of the quality of life for residents in Southern California. The proposed TELACU project will assist in our community's revitalization efforts and help ease the tremendous shortage of affordable housing. The coordination of TELACU's activities will allow us to achieve comprehensive and practical approaches to our community's needs.

The City of San Bernardino, Parks, Recreation & Community Services Department enthusiastically supports the efforts of TELACU and strongly recommends them for a Section 202 grant funding. Should you have any questions, please do not hesitate to contact me at 909-384-5030.

Sincerely,

Kevin L. Hawkins  
Director

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)



Commonwealth Land Title Company  
915 Wilshire Boulevard  
Suite 2100  
Los Angeles, CA 90017  
Phone: (213) 330-3100

**Telacu**  
**5400 E Olympic Blvd #300**  
**Los Angeles, CA 90022**

Our File No: 6159316B - 09  
Senior Commercial Title Officer: Diane Greer  
(dgreer@landam.com)  
Phone: (213) 330-2330  
Fax: (213) 330-3105

Attn: **TOM**

Your Reference No:

Property Address: VACANT LAND, Rialto, California

---

## **2<sup>nd</sup> UPDATED/AMENDED PRELIMINARY REPORT**

---

Dated as of June 4, 2008 at 7:30 a.m.

In response to the above referenced application for a policy of title insurance, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the Policy forms should be read. They are available from the office which issued this report.

***Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.***

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF AUTHORITY PARCEL**

All that certain real property situated in the County of San Bernardino, State of California, described as follows:

That portion of the hereinafter described property lying Easterly of a line drawn parallel to the center line of Cactus Avenue through a point on the South line of Foothill Boulevard, distant thereon 645.54 feet Westerly from the center line of Cactus Avenue, as said Boulevard and Avenue as shown on the Map of Tract No. 2431, hereinafter referred to:

Lot 3, Tract No. 2431, in the City of Rialto, County of San Bernardino, State of California, as per Plat recorded in Book 34 of Maps, Page 70, Records of said County.

Excepting therefrom the East 100.00 feet of Lot 3.

Also excepting that portion lying within the boundaries of the Atchison, Topeka and Santa Fe Railroad Company's right of way as described in the deed recorded in Book 54, Page 72 of Deeds.

Also excepting that portion of Lot 3, lying Westerly of a line drawn parallel to the center line of Cactus Avenue, a distance of 645.54 feet from the center of Cactus Avenue

Assessor's Parcel Number: 0128-081-02-0-000

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II  
File No: 61593168

## **SCHEDULE A**

The form of policy of title insurance contemplated by this report is:

**ALTA Loan 2006 Policy (6-17-06)**

The estate or interest in the land hereinafter described or referred to covered by this report is:

**A FEE**

Title to said estate or interest at the date hereof is vested in:

**Rialto Housing Authority, a public body, corporate and politic who acquired title as Rialto Housing Authority, a California municipal corporation**

The land referred to herein is situated in the County of San Bernardino, State of California, and is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

File No: 61593168

Exhibit 4(d)(1)

## **EXHIBIT "A"**

All that certain real property situated in the County of San Bernardino, State of California, described as follows:

That portion of the hereinafter described property lying Easterly of a line drawn parallel to the center line of Cactus Avenue through a point on the South line of Foothill Boulevard, distant thereon 645.54 feet Westerly from the centerline of Cactus Avenue, as said boulevard and avenue as shown on the Map of Tract No. 2431, hereinafter referred to:

Lot 3, Tract No. 2431, in the City of Rialto, County of San Bernardino, State of California, as per Plat recorded in Book 34 of Maps, Page 70, Records of said County.

Excepting therefrom the East 100.00 feet of Lot 3.

Also excepting that portion lying within the boundaries of the Atchison, Topeka & Santa Fe Railroad Company's right of way as described in the deed recorded in Book 54, Page 72 of Deeds.

Also excepting that portion of Lot 3, lying Westerly of a line drawn parallel to the center line of Cactus Avenue, a distance of 645.54 feet from the center of Cactus Avenue.

Assessor's Parcel Number 0128-081-02-0-000

## **SCHEDULE B – Section A**

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

## **SCHEDULE B – Section B**

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

- A. Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, to be levied for the fiscal year 2008 – 2009 which are a lien not yet payable.

- B. Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, for the fiscal year 2007 - 2008.

1st Installment:	\$1,791.54 Paid
2nd Installment:	\$1,791.53 Paid
Exemption:	\$None
Code Area:	6111
Assessment No.:	0128-081-02-0-000

- C. Supplemental or escaped assessments of property taxes, if any, assessed pursuant to the Revenue and Taxation Code of the State of California.

1. Water rights, claims or title to water, whether or not shown by the public records.

2. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Purpose:	Public utilities
Recorded:	June 1, 1928 in Book 373, Page 165, of Official Records

Affects a portion of the land described herein and other land.

The exact location and/or extent of said easement is not disclosed in the public records.

3. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Purpose:	public utilities
Recorded:	August 29, 1928 in Book 401, Page 233 of Official Records

Affects a portion of the land described herein and other land.

The exact location and/or extent of said easement is not disclosed in the public records.

4. Intentionally Omitted

5. Intentionally Omitted

6. Intentionally Omitted

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

File No: 61593168

Exhibit 4(d)(1)

7. Intentionally Omitted

**END OF SCHEDULE B EXCEPTIONS**

**PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH  
FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION**

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II  
File No: 61593168

Exhibit 4(d)(1)

## REQUIREMENTS SECTION:

REQ NO.1: The Company will require a statement of information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matters which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

Parties Buyers/Sellers

REQ NO.2: The Company will require that it be provided with either (i) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (ii) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Trust: the January 16, 2004 Restatement of the Gregory W. Losa Trust dated 9-25-85 and the M. K. Bitker Living Trust dated August 9, 1995

REQ NO.3: The Company will require that the attached "Owner's Information Statement" be completed by the owner of the estate described or referred to in Schedule A immediately prior to the close of this transaction and be returned to us.

The purposes of the Owner's Information Statement is to provide the Company with certain information that cannot necessarily be ascertained by making a physical inspection of the land.

REQ NO.4: The Company will require a certified copy of Form LP1 or LP5, whichever is applicable, filed with the office of the Secretary of State, pursuant to the California Revised Limited Partnership Act, Corporations Code Sections 15611 through 15723 by the following limited partnership:

Limited Partnership: Telacu

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II  
File No: 6159316B

Exhibit 4(d)(1)

## INFORMATIONAL NOTES SECTION

NOTE NO. 1: The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

NOTE NO. 2: California insurance code section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds deposited with the company by wire transfer may be disbursed upon receipt. Funds deposited with the company via cashier's check or teller's check drawn on a California based bank may be disbursed on the next business day after the day of deposit. If funds are deposited with the company by other methods, recording and/or disbursement may be delayed. All escrow and sub-escrow funds received by the company will be deposited with other escrow funds in one or more non-interest bearing escrow accounts of the company in a financial institution selected by the company. The company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with such financial institution, and the company shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by the company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the company or its parent company and earnings on investments made with the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the company for its services in connection with the escrow or sub-escrow.

### WIRING INSTRUCTIONS FOR THIS OFFICE ARE:

Union Bank of California  
445 S. Figueroa Street  
Los Angeles, CA 90071  
Phone: (800) 218-6466  
ABA [REDACTED]

Credit To: Commonwealth Land Title Company - Los Angeles County  
Account [REDACTED]

RE: 6159316B 983 - DG8

### PLEASE INDICATE COMMONWEALTH LAND TITLE COMPANY ESCROW OR TITLE ORDER NUMBER

NOTE NO. 3: The charges which the company will make for next day messenger services (i.e. Federal Express, UPS, DHL, Airborne, Express mail, etc.) are \$15.00 per letter, standard overnight service, and \$25.00 for larger size packages and/or priority delivery services. Such charges include the cost of such messenger service and the company's expenses for arranging such messenger service and its overhead and profit. Special messenger services will be billed at the cost of such services. There will be no additional charge for pick-up or delivery of packages via the company's regularly scheduled messenger runs.

NOTE NO. 4: The charge for a policy of title insurance, when issued through this title order, will be based on short term rate.

NOTE NO. 5: None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an ALTA Loan Policy, when issued

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

File No: 6159316B

Exhibit 4(d)(1)

NOTE NO. 6. The following information will be included in the CLTA Form 116 or ALTA Form 22-06 Endorsement to be issued pursuant to this order:

There is located on said land: vacant land  
Known as: RIALTO, California

NOTE NO. 7: The only conveyances affecting said land, which recorded within 24 months of the date of this report, are as follows

Grantor: Gregory W. Losa and Marilyn L. Hansen, as Trustees of the January 16, 2004 Restatement of the Gregory W. Losa Trust dated 9/25/85, and Karen S. Bitker, as successor Trustee of the M. K. Bitker Living Trust dated August 9, 1995  
Grantee: Rialto Housing Authority, a California municipal corporation  
Recorded: June 4, 2008 as Instrument No. 2008-0252951 of Official Records

NOTE NO. 8. THIS COMPANY REQUIRES CURRENT BENEFICIARY DEMANDS PRIOR TO CLOSING. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:

- (a) If this Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be in addition to the verbal hold the lender may have stipulated.
- (b) If this Company cannot obtain a verbal update on the demand, we will either pay off the expired demand, or wait for the amended demand, at our discretion.
- (c) All payoff figures are verified at closing. If the customer's last payment was made within 15 days of closing, our Payoff Department may hold one month's payment to insure check has cleared the bank (unless a copy of the cancelled check is provided, in which case there will be no hold).

Typist: nb0

Date Typed: May 12, 2008; June 10, 2008

**Exhibit B (Revised 11-17-06)**  
**CALIFORNIA LAND TITLE ASSOCIATION**  
**STANDARD COVERAGE POLICY - 1990**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/22/03)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
  - a. building
  - b. zoning
  - c. Land use
  - d. improvements on the Land
  - e. Land division
  - f. environmental protection

This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.

This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II  
File No: 61593165

Exhibit 4(d)(1)

- 2 The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date
  - 3 The right to take the Land by condemning it, unless:
    - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
    - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
  4. Risks:
    - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
    - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
    - c. that result in no loss to You; or
    - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8 d, 22, 23, 24 or 25
  5. Failure to pay value for Your Title
  6. Lack of a right:
    - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
    - b. in streets, alleys, or waterways that touch the Land.
- This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

#### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 14, 15, 16 and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A
- The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
<b>Covered Risk 14:</b>	<b>1% of Policy Amount or \$2,500</b> (whichever is less)	<b>\$10,000</b>
<b>Covered Risk 15:</b>	<b>1% of Policy Amount or \$5,000</b> (whichever is less)	<b>\$25,000</b>
<b>Covered Risk 16:</b>	<b>1% of Policy Amount or \$5,000</b> (whichever is less)	<b>\$25,000</b>
<b>Covered Risk 18:</b>	<b>1% of Policy Amount or \$2,500</b> (whichever is less)	<b>\$5,000</b>

#### AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

##### EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - land use
  - improvements on the land
  - land division
  - environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
    - a notice of exercising the right appears in the public records on the Policy Date
    - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
  3. Title Risks:
    - that are created, allowed, or agreed to by you
    - that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
    - that result in no loss to you
    - that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
  4. Failure to pay value for your title
  5. Lack of a right:
    - to any land outside the area specifically described and referred to in Item 3 of Schedule A
    - OR
    - in streets, alleys, or waterways that touch your land
- This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

#### AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92) WITH ALTA ENDORSEMENT-FORM 1 COVERAGE

##### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- 1 (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the

- character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- 2 Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge
- 3 Defects, liens, encumbrances, adverse claims or other matters:
- (a) created, suffered, assumed or agreed to by the insured claimant;
- (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
- (c) resulting in no loss or damage to the insured claimant;
- (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
- (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
- 5 Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- 6 Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
- 7 Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
- (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
- (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
- (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
- (a) to timely record the instrument of transfer; or
- (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- 2 Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof
- 3 Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- 4 Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- 5 (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

#### 2006 ALTA LOAN POLICY (06-17-06)

##### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1 (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5



Commonwealth Land Title Company  
915 Wilshire Boulevard  
Suite 2100  
Los Angeles, CA 90017  
Phone: (213) 330-3100

**Telacu**  
**5400 E Olympic Blvd #300**  
**Los Angeles, CA 90022**

Our File No: 6159316B - 09  
Senior Commercial Title Officer: Diane  
Greer  
(dgreer@landam.com)  
Phone: (213) 330-2330  
Fax: (213) 330-3105

Attn: **TOM**

Your Reference No:

Property Address: VACANT LAND, Rialto, California

---

## **2<sup>nd</sup> UPDATED/AMENDED PRELIMINARY REPORT**

---

Dated as of June 4, 2008 at 7:30 a.m.

In response to the above referenced application for a policy of title insurance, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the Policy forms should be read. They are available from the office which issued this report.

***Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.***

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

File No: 61593168  
Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

## **SCHEDULE A**

The form of policy of title insurance contemplated by this report is:

**ALTA Loan 2006 Policy (6-17-06)**

The estate or interest in the land hereinafter described or referred to covered by this report is:

### **A FEE**

Title to said estate or interest at the date hereof is vested in:

**Rialto Housing Authority, a public body, corporate and politic who acquired title as Rialto Housing Authority, a California municipal corporation**

The land referred to herein is situated in the County of San Bernardino, State of California, and is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

File No: 61593168

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

## **EXHIBIT "A"**

All that certain real property situated in the County of San Bernardino, State of California, described as follows:

That portion of the hereinafter described property lying Easterly of a line drawn parallel to the center line of Cactus Avenue through a point on the South line of Foothill Boulevard, distant thereon 645.54 feet Westerly from the centerline of Cactus Avenue, as said boulevard and avenue as shown on the Map of Tract No. 2431, hereinafter referred to:

Lot 3, Tract No. 2431, in the City of Rialto, County of San Bernardino, State of California, as per Plat recorded in Book 34 of Maps, Page 70, Records of said County.

Excepting therefrom the East 100.00 feet of Lot 3.

Also excepting that portion lying within the boundaries of the Atchison, Topeka & Santa Fe Railroad Company's right of way as described in the deed recorded in Book 54, Page 72 of Deeds.

Also excepting that portion of Lot 3, lying Westerly of a line drawn parallel to the center line of Cactus Avenue, a distance of 645.54 feet from the center of Cactus Avenue.

Assessor's Parcel Number 0128-081-02-0-000

File No: 6159316B

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

## **SCHEDULE B – Section A**

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 4(d)(2)**

### **TITLE REPORT**

On the attached Preliminary Title Report, dated June 4, 2008, which consists of 22 pages, the site is free of all covenants, restrictions, and reverters.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 4(d)(10)**

### **RESPONSE FROM STATE/TRIBAL HISTORIC PRESERVATION OFFICE (SHPO)**

As of July 3, 2008, TELACU had not received a response from SHPO requesting their review of the proposed project.

File No: 6159316B

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
  - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
  - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8 d, 22, 23, 24 or 25
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the LandThis Exclusion does not limit the coverage described in Covered Risk 11 or 18.

#### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 14, 15, 16 and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
<b>Covered Risk 14:</b>	<b>1% of Policy Amount or \$2,500</b> (whichever is less)	<b>\$10,000</b>
<b>Covered Risk 15:</b>	<b>1% of Policy Amount or \$5,000</b> (whichever is less)	<b>\$25,000</b>
<b>Covered Risk 16:</b>	<b>1% of Policy Amount or \$5,000</b> (whichever is less)	<b>\$25,000</b>
<b>Covered Risk 18:</b>	<b>1% of Policy Amount or \$2,500</b> (whichever is less)	<b>\$5,000</b>

#### AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87) EXCLUSIONS

- In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
    - land use
    - improvements on the land
    - land division
    - environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
  2. The right to take the land by condemning it, unless:
    - a notice of exercising the right appears in the public records on the Policy Date
    - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
  3. Title Risks:
    - that are created, allowed, or agreed to by you
    - that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
    - that result in no loss to you
    - that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
  4. Failure to pay value for your title
  5. Lack of a right:
    - to any land outside the area specifically described and referred to in Item 3 of Schedule A
    - OR
    - in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Title Risks

#### AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92) WITH ALTA ENDORSEMENT-FORM 1 COVERAGE EXCLUSIONS FROM COVERAGE

- The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:
1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the

File No: 6159316B  
Sponsor: TELACU  
Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

- character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
- (a) created, suffered, assumed or agreed to by the insured claimant;
- (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
- (c) resulting in no loss or damage to the insured claimant;
- (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
- (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
- (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
- (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
- (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
- (a) to timely record the instrument of transfer; or
- (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

#### 2006 ALTA LOAN POLICY (06-17-06)

##### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

File No: 61593168

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

- (b) Any governmental police power. This Exclusion (b) does not modify or limit the coverage provided under Covered Risk 6.
- 2 Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8
- 3 Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4 Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated
- 5 Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6 Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7 Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- 1 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2 Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3 Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5 (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records

#### AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- 1 (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- 2 Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge
- 3 Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
- 4 Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or

File No: 61593168

Sponsor: TELACU

Duns: [REDACTED]

(ii) Project Name: TELACU Housing - Rialto II

- (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
- (a) to timely record the instrument of transfer; or
  - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following General Exceptions:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

#### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

**Exhibit B (Revised 11-17-06)**

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY - 1990**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/22/03)**

**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
  - a. building
  - b. zoning
  - c. Land use
  - d. improvements on the Land
  - e. Land division
  - f. environmental protection

This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date

This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.

File No: 61593168

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

## ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)

### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

- 1 (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
- 2 Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
- 3 Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or
  - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4 Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
- 5 Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
- 6 Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
- 7 Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
- 8 Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known to the Insured at:
  - (a) The time of the advance; or
  - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
- 9 The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II  
File No: 61593168

Exhibit 4(d)(1)

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6
- 2 Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3 Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4 Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5 Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6 Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy
- 7 Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- 1 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2 Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3 Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5 (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

#### AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- 1 (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- 2 Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- 3 Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the Insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
- 4 Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or

- (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
- (a) to timely record the instrument of transfer; or
  - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following General Exceptions:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records
2. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
3. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

#### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to:
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

- 1 (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or
  - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known to the Insured at:
  - (a) The time of the advance; or
  - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

Sponsor: FELACU  
Duns: [REDACTED]  
Project Name: FELACU Housing - Rialto II

Exhibit 4(d)(1)



Commonwealth Land Title Company  
915 Wilshire Boulevard  
Suite 2100  
Los Angeles, CA 90017  
Phone: (213) 330-3100  
Fax:

File No: 6159316B

## Notice to Customers

You may be eligible for a \$20.00 reduction in your title or escrow fees in this transaction charged by **Commonwealth Land Title Insurance Company** pursuant to the Final Judgments entered in People of the State of California v. LandAmerica Financial Group, Inc., et al., Sacramento Superior Court Case No. 92 AS 06111, and Taylor, et al. v. LandAmerica Financial Group, Inc., et al., Los Angeles Superior Court Case No. BC 231917. You are eligible for this \$20.00 reduction in your title or escrow fees if you meet the following requirements:

1. You are a natural person or trust;
2. Your transaction involves the purchase, sale or refinancing of residential real property containing one-to-four-dwelling units;
3. You previously purchased title insurance or escrow services involving a transaction which closed between May 19, 1995 and October 8, 2002 from one of the following companies:
  - LandAmerica Financial Group, Inc.
  - Commonwealth Land Title Insurance Company or
  - Commonwealth Land Title Company
  - Lawyers Title Insurance Corporation or Lawyers Title Company
  - First American Title Insurance Company, First American Title Company, First American Title Guarantee Company
  - Fidelity National Financial, Inc.
  - Fidelity National Title Insurance Company
  - Fidelity National Title Company
  - Fidelity National Title Insurance Company of California, Inc.
  - Fidelity National Loan Portfolio Services
  - Ticor Title Insurance Company
  - Security Union Title Insurance Company
  - Chicago Title Insurance Company
  - Chicago Title Company
  - Chicago Title and Trust Company
  - Rocky Mountain Support Services, Inc.
  - California Tracking Service, Inc.
  - Title Accounting Services Corporation
4. You did not receive a \$65.00 cash payment from LandAmerica Financial Group, Inc. in the reconveyance fee claims process pursuant to the Final Judgments entered in People of the State of California v. LandAmerica Financial Group, Inc., et al., Sacramento Superior Court Case No. 92 AS 06111, and Taylor, et al. v. LandAmerica Financial Group, Inc., et al., Los Angeles Superior Court Case No. BC 231917.

If you meet the foregoing requirements and want the \$20.00 fee reduction complete this form and return it to your **Commonwealth Land Title Insurance Company** escrow or title officer. **NOTE: If you are eligible for the \$20.00 fee reduction please complete and return this form. You must advise us of your eligibility prior to closing in order to receive the \$20.00 fee reduction.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)



Commonwealth Land Title Company  
915 Wilshire Boulevard  
Suite 2100  
Los Angeles, CA 90017  
Phone: (213) 330-3100  
Fax:

File No: 6159316B

## Notice to Customers

You may be eligible for a \$20.00 reduction in your title or escrow fees in this transaction charged by **Commonwealth Land Title Insurance Company** pursuant to the Final Judgments entered in People of the State of California v. LandAmerica Financial Group, Inc., et al., Sacramento Superior Court Case No. 92 AS 06111, and Taylor, et al. v. LandAmerica Financial Group, Inc., et al., Los Angeles Superior Court Case No. BC 231917. You are eligible for this \$20.00 reduction in your title or escrow fees if you meet the following requirements:

1. You are a natural person or trust;
2. Your transaction involves the purchase, sale or refinancing of residential real property containing one-to-four-dwelling units;
3. You previously purchased title insurance or escrow services involving a transaction which closed between May 19, 1995 and October 8, 2002 from one of the following companies:
  - LandAmerica Financial Group, Inc.
  - Commonwealth Land Title Insurance Company or
  - Commonwealth Land Title Company
  - Lawyers Title Insurance Corporation or Lawyers Title Company
  - First American Title Insurance Company, First American Title Company, First American Title Guarantee Company
  - Fidelity National Financial, Inc.
  - Fidelity National Title Insurance Company
  - Fidelity National Title Company
  - Fidelity National Title Insurance Company of California, Inc.
  - Fidelity National Loan Portfolio Services
  - Ticor Title Insurance Company
  - Security Union Title Insurance Company
  - Chicago Title Insurance Company
  - Chicago Title Company
  - Chicago Title and Trust Company
  - Rocky Mountain Support Services, Inc.
  - California Tracking Service, Inc.
  - Title Accounting Services Corporation
4. You did not receive a \$65.00 cash payment from LandAmerica Financial Group, Inc. in the reconveyance fee claims process pursuant to the Final Judgments entered in People of the State of California v. LandAmerica Financial Group, Inc., et al., Sacramento Superior Court Case No. 92 AS 06111, and Taylor, et al. v. LandAmerica Financial Group, Inc., et al., Los Angeles Superior Court Case No. BC 231917.

If you meet the foregoing requirements and want the \$20.00 fee reduction complete this form and return it to your **Commonwealth Land Title Insurance Company** escrow or title officer. **NOTE: If you are eligible for the \$20.00 fee reduction please complete and return this form. You must advise us of your eligibility prior to closing in order to receive the \$20.00 fee reduction.**

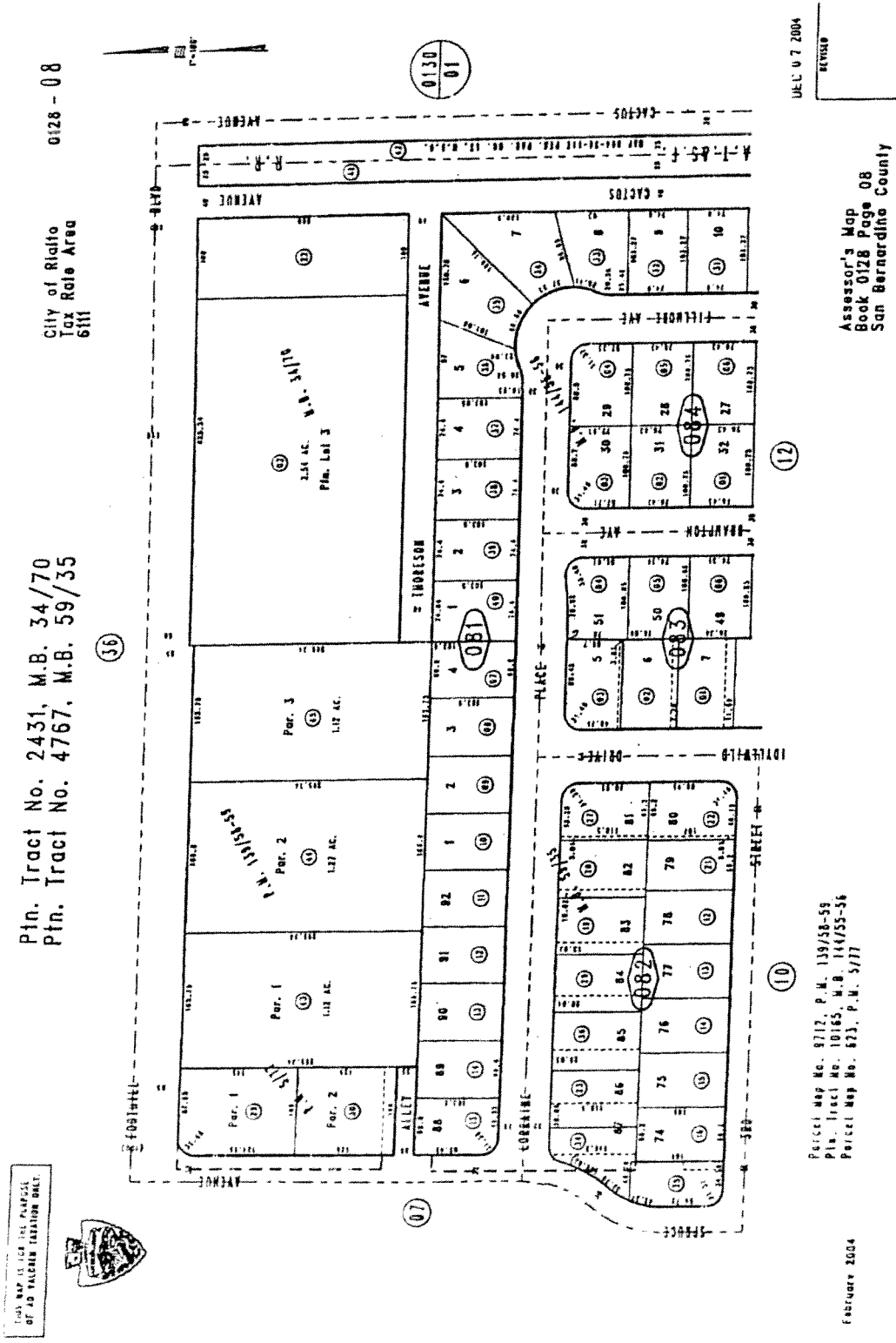
Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Sponsor: TELACU  
 Duns: [REDACTED]  
 Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)



Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## RIGHT TO WITHDRAW

Exhibit 4(d)(4)

June 16, 2008

Mr. Robb Steel  
Redevelopment/Economic Development Director  
City of Rialto Redevelopment Agency  
131 South Riverside Avenue  
Rialto, CA 92376

**Re: SWC Foothill Boulevard and Cactus Avenue  
Rialto, CA 92376  
APN 0128-081-02 (vacant land – approximately 2.54 acres)**

Dear Mr. Steel:

On May 26, 2008, we entered into an option to acquire your property for \$1,500,000. Our records do not indicate that we made clear to you that our effort to acquire your property, which we estimate the fair market value to be \$1,500,000, is voluntary in nature and, therefore, without any threat of eminent domain (condemnation), and that our intent is to acquire your property through an amicable agreement.

Because we failed to advise you of the above, we wish to offer you the opportunity to withdraw from your agreement to sell your property, and without penalty. **Before we can proceed, it is necessary that you complete, sign, and return this letter to us indicating your decision to not withdraw from our agreement.**

If you have any questions about this notice, please contact the acquiring buyer at the following address or phone number:

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Order No. 61593168

APN: 0128-081-02-0-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CERTIFICATION OF TRUST**  
**California Probate Code Section 18100.5**

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as \_\_\_\_\_, executed on \_\_\_\_\_, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): \_\_\_\_\_
3. The name(s) of the currently acting trustee(s) is (are): \_\_\_\_\_
4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):  
\_\_\_\_\_ Power to acquire additional property.  
\_\_\_\_\_ Power to sell and execute deeds.  
\_\_\_\_\_ Power to encumber, and execute deeds of trust.  
\_\_\_\_\_ Other: \_\_\_\_\_
5. The Trust is (check one): \_\_\_\_\_ Revocable \_\_\_\_\_ Irrevocable  
The name of the person who may revoke the Trust is: \_\_\_\_\_
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): \_\_\_\_\_, whose name(s) is (are): \_\_\_\_\_
7. Title to Trust assets is to be taken as follows: \_\_\_\_\_
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(Acknowledgement must be attached)

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)

### ACKNOWLEDGMENT

Title of Document: \_\_\_\_\_

Date of Document: \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS:

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally  
(here insert name and title of the officer)

appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(This area for notary stamp)

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)

**OWNER'S INFORMATION STATEMENT**

STATE OF CALIFORNIA } ss  
COUNTY OF

To: the Company  
Re: Title Order 6159316B

The undersigned, first being duly sworn, deposes and says:

- 1). That I/we are the owner(s) of that certain real property located in the County of San Bernardino described in the report referenced above:

That the land is improved by a:

- ☐ Single Family residence: ☐ one to four family residence  
☐ Apartment building  
☐ Office building  
☐ Commercial building  
☐ Combination office and commercial building  
☐ Industrial building  
☐ \_\_\_\_\_

- 2). That there have been no repairs, work of improvement or materials furnished to the premises within the last 12 months, except \_\_\_\_\_

That the work of improvement or repairs, if any:

- ☐ Started on \_\_\_\_\_  
☐ Was completed on \_\_\_\_\_  
☐ Will be completed on \_\_\_\_\_

- 3). There are no unpaid bills for labor of material because of any improvements or repairs made to the above premises; except \_\_\_\_\_

- 4). That there is no one in possession of or has access to the premises other than:

- ☐ the undersigned  
☐ tenants based only on month-to-month rental agreements  
☐ lessees based upon existing leases, copies of which are attached hereto\*  
☐ \_\_\_\_\_

- 5). That no person(s) other those mentioned above have any rights, easements, licenses, or agreements allowing them to use, encroach on, or travel over said real property except \_\_\_\_\_  
(enter "none" if such is true)

- 6). That the undersigned has not received any supplemental tax bill which is unpaid.

- 7). That this declaration is given for the purpose of inducing the Company and Commonwealth Land Title Insurance Company to issue its policy(ies) of title insurance under the above referenced title order which may provide coverage as to the items mentioned above and that the statements made herein are true and correct of my/our knowledge.

\*Declarant(s), please remember to attach copies.

Sponsor: TELACU

Exhibit 4(d)(1)

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

Executed under penalty of perjury on the \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

File No: 61593168  
Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

## SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

A. Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, to be levied for the fiscal year 2008 – 2009 which are a lien not yet payable.

B. Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, for the fiscal year 2007 - 2008.

1st Installment:	\$1,791.54 Paid
2nd Installment:	\$1,791.53 Paid
Exemption:	\$None
Code Area:	6111
Assessment No.:	0128-081-02-0-000

C. Supplemental or escaped assessments of property taxes, if any, assessed pursuant to the Revenue and Taxation Code of the State of California.

1. Water rights, claims or title to water, whether or not shown by the public records.

2. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Purpose:	Public utilities
Recorded:	June 1, 1928 in Book 373, Page 165, of Official Records

Affects a portion of the land described herein and other land.

The exact location and/or extent of said easement is not disclosed in the public records.

3. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Purpose:	public utilities
Recorded:	August 29, 1928 in Book 401, Page 233 of Official Records

Affects a portion of the land described herein and other land.

The exact location and/or extent of said easement is not disclosed in the public records.

4. Intentionally Omitted

5. Intentionally Omitted

6. Intentionally Omitted

File No: 61593168  
Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II  
7. Intentionally Omitted

**END OF SCHEDULE B EXCEPTIONS**

**PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH  
FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION**

File No: 6159316B  
Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

## REQUIREMENTS SECTION:

REQ NO.1: The Company will require a statement of information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matters which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

Parties: Buyers/Sellers

REQ NO.2: The Company will require that it be provided with either (i) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (ii) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Trust: the January 16, 2004 Restatement of the Gregory W. Losa Trust  
dated 9-25-85 and the M. K. Bitker Living Trust dated August 9,  
1995

REQ NO.3: The Company will require that the attached "Owner's Information Statement" be completed by the owner of the estate described or referred to in Schedule A immediately prior to the close of this transaction and be returned to us.

The purposes of the Owner's Information Statement is to provide the Company with certain information that cannot necessarily be ascertained by making a physical inspection of the land.

REQ NO.4: The Company will require a certified copy of Form LP1 or LP5, whichever is applicable, filed with the office of the Secretary of State, pursuant to the California Revised Limited Partnership Act, Corporations Code Sections 15611 through 15723 by the following limited partnership:

Limited Partnership: Telacu



TELACU  
5400 E. Olympic Blvd., Ste. 300  
Los Angeles, CA 90022  
(323) 721-1655  
1003 1121

SUPPLIER:  
Rialto Housing Authority  
131 S. Riverside  
Rialto CA 90376

DATE:	6/12/2008
SUPPLIER NO:	116387
CHECK NO:	2624

INVOICE NUMBER	DATE	DESCRIPTION	INVOICE AMOUNT	DISCOUNTS	AMOUNT PAID
0608 RIALT II	6/11/2008	Purchase Option Paymen	10,000.00		10,000.00
			10,000.00		10,000.00

ORIGINAL CHECK HAS A COLORED BACKGROUND. PRINTED ON CHEMICAL REACTIVE PAPER. SEE BACK FOR DETAILS.



TELACU  
5400 E. Olympic Blvd., Ste. 300  
Los Angeles, CA 90022  
(323) 721-1655

COMERICA Bank  
Long Beach Office  
301 E. Ocean Blvd., Ste. 1800  
Long Beach, CA 90802

CHECK NO. 00002624

90-3752/1211

116387

DATE	AMOUNT
6/12/2008	\$****10,000.00

VOID IF NOT CASHED IN 60 DAYS

PAY: TEN THOUSAND AND 00/100\*\*\*\*\*

TO THE  
ORDER OF:

Rialto Housing Authority  
131 S. Riverside  
Rialto CA 90376

BY

BY

*Mat Lopez*  
*R. Lopez*  
AUTHORIZED SIGNATURES

File No: 6159316B  
Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## INFORMATIONAL NOTES SECTION

NOTE NO. 1: The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

NOTE NO. 2: California insurance code section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds deposited with the company by wire transfer may be disbursed upon receipt. Funds deposited with the company via cashier's check or teller's check drawn on a California based bank may be disbursed on the next business day after the day of deposit. If funds are deposited with the company by other methods, recording and/or disbursement may be delayed. All escrow and sub-escrow funds received by the company will be deposited with other escrow funds in one or more non-interest bearing escrow accounts of the company in a financial institution selected by the company. The company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with such financial institution, and the company shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by the company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the company or its parent company and earnings on investments made with the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the company for its services in connection with the escrow or sub-escrow.

### WIRING INSTRUCTIONS FOR THIS OFFICE ARE:

Union Bank of California  
445 S. Figueroa Street  
Los Angeles, CA 90071  
Phone: (800) 218-6466  
ABA # [REDACTED]  
Credit To: Commonwealth Land Title Company - Los Angeles County  
Account # [REDACTED]

**RE: 6159316B 983 - DG8**

### PLEASE INDICATE COMMONWEALTH LAND TITLE COMPANY ESCROW OR TITLE ORDER NUMBER

NOTE NO. 3: The charges which the company will make for next day messenger services (i.e. Federal Express, UPS, DHL, Airborne, Express mail, etc.) Are \$15.00 per letter, standard overnight service, and \$25.00 for larger size packages and/or priority delivery services. Such charges include the cost of such messenger service and the company's expenses for arranging such messenger service and its overhead and profit. Special messenger services will be billed at the cost of such services. There will be no additional charge for pick-up or delivery of packages via the company's regularly scheduled messenger runs.

NOTE NO. 4: The charge for a policy of title insurance, when issued through this title order, will be based on short term rate.

NOTE NO. 5: None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an ALTA Loan Policy, when issued.

File No: 6159316B

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

NOTE NO. 6: The following information will be included in the CLTA Form 116 or ALTA Form 22-06 Endorsement to be issued pursuant to this order:

There is located on said land: vacant land  
Known as: RIALTO, California

NOTE NO. 7: The only conveyances affecting said land, which recorded within 24 months of the date of this report, are as follows

Grantor: Gregory W. Losa and Marilyn L. Hansen, as Trustees of the January 16, 2004 Restatement of the Gregory W. Losa Trust dated 9/25/85, and Karen S. Bitker, as successor Trustee of the M. K. Bitker Living Trust dated August 9, 1995  
Grantee: Rialto Housing Authority, a California municipal corporation  
Recorded: June 4, 2008 as Instrument No. 2008-0252951 of Official Records

NOTE NO. 8. THIS COMPANY REQUIRES CURRENT BENEFICIARY DEMANDS PRIOR TO CLOSING. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:

- (a) If this Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be in addition to the verbal hold the lender may have stipulated.
- (b) If this Company cannot obtain a verbal update on the demand, we will either pay off the expired demand, or wait for the amended demand, at our discretion.
- (c) All payoff figures are verified at closing. If the customer's last payment was made within 15 days of closing, our Payoff Department may hold one month's payment to insure check has cleared the bank (unless a copy of the cancelled check is provided, in which case there will be no hold).

Typist: nb0

Date Typed: May 12, 2008; June 10, 2008

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)

14. Notices. All notices herein provided for shall be in writing and shall be given by personal delivery or by U.S. Mail and shall take effect from the time of personal delivery or the mailing thereof, as the case may be. Such notices shall be addressed as follows:

To Purchaser: TELACU  
5400 E. Olympic Boulevard, Suite 300  
Los Angeles, California 90022  
Attn: Tom F. Provencio

To Seller: Rialto Housing Authority  
131 S. Riverside  
Rialto, California 90376  
Attention: John Dutrey

Either party may, from time to time, by written notice to the others, designate a different address which shall be substituted for the one above specified, and/or specify additional or different parties to be notified. Notwithstanding anything to the contrary herein contained, any notices or documents which may be delivered by mail pursuant to this Section 14 must be actually delivered to the other party on the last business day immediately preceding any deadline date specified in this Option.

15. Assignment. With prior written notice to Seller, Purchaser may assign this Option to a nonprofit corporation for which Purchaser has the sole authority to appoint directors to the governing board and which is approved by HUD to own and operate the Proposed Development ("Assignee"). Assignee shall assume all rights and obligations of Purchaser under this Option pursuant to an assignment and assumption agreement in form and content reasonably acceptable to Seller and Purchaser, which document shall provide that upon the assumption of each and every obligation and liability under this Option by Assignee, Purchaser shall be released from all further obligations and liabilities hereunder.

16. Attorney Fees. In the event of any legal action hereunder, the prevailing party shall be entitled to recover, and the other party agrees to pay, such reasonable attorney fees, expenses and costs as the court may determine to be appropriate.

17. Recording of Option. Upon request of either party, the parties shall execute and record a Memorandum of Option. If this Option is terminated or expires, Purchaser agrees, if requested by Seller, to execute, acknowledge and deliver a quitclaim deed to Seller within fifteen (15) days after termination and to execute, acknowledge and deliver any other documents required by any title company to remove the cloud of this Option from the Authority Parcel. Any Memorandum of Option or other document reciting this Option which is recorded shall state that the Option shall automatically expire and be of no further force and effect, with no further action by either party, at 6:00 p.m., Pacific Standard Time on September 30, 2010, as such date may be further extended no more than two times for a maximum of one hundred and eighty (180) days each time, but in no event later than September 30, 2011.

18. Time of the Essence. Time is of the essence of each of the terms, covenants and conditions of this Option.

19. Entire Agreement. This Option contains the entire agreement of the parties hereto with respect to the matters addressed herein, and all negotiations and agreements, statements or

promises between the parties hereto or their agents with respect to this transaction are merged in this Option, which alone expresses the parties' rights and obligations. No prior agreements or understandings not contained herein shall be binding or valid against either of the parties hereto.

20. Modification. Any amendments or modifications to this Option must be in writing and executed by all the parties to this Option.

21. Interpretation; Governing Law. This Option shall be construed according to its fair meaning and as if prepared by both parties hereto. This Option shall be construed in accordance with the laws of the State of California in effect at the time of the execution of this Option. Titles and captions are for convenience only and shall not constitute a portion of this Option. As used in this Option, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

22. No Waiver. No delay or omission by either party hereto in exercising any right or power accruing upon the compliance or failure of performance by the other party hereto under the provisions of this Option shall impair any such right or power or be construed to be a waiver thereof. A waiver by either party hereto of a breach of any of the covenants, conditions, restrictions, or agreements hereof shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions, or conditions.

23. Severability. If any term, provision, condition or covenant of this Option or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument, or the application of such term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Option shall be valid and enforceable to the fullest extent permitted by law.

24. Authority to Execute. Each individual executing this Option on behalf of a partnership or corporation represents and warrants that he or she is duly authorized to execute and deliver this Option on behalf of such partnership or corporation in accordance with the authority granted under the formation documents of such entity, and, if a corporation, by a duly passed resolution of its Board of Directors, that all conditions to the exercise of such authority have been satisfied, and that this Option is or will be binding upon such entity in accordance with its respective terms.

25. Counterparts. This Option, including any exhibits attached hereto, may be executed by the parties hereto in several counterparts, each of which shall be deemed to be an original copy.

26. Exhibits. Exhibits attached hereto are hereby incorporated herein by this reference

27. Third-Party Beneficiaries. Agency shall be a third party beneficiary of this Option with full rights of enforcement. Except for Agency, the performance of the Seller's and Purchaser's respective obligations under this Option is not intended to benefit any party other than the Seller or the Purchaser. Except for Agency, no person or entity not a signatory to this Option shall have any rights or causes of action against any party to this Option as a result of that Party's performance or non-performance under this Option, except as expressly provided otherwise herein

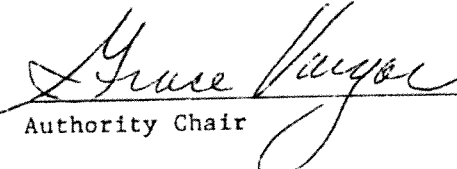
Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)

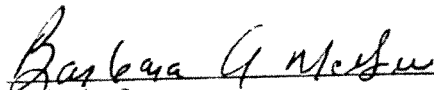
**SIGNATURE PAGE TO  
PURCHASE OPTION**

**SELLER:**

**RIALTO HOUSING AUTHORITY**


By:   
Authority Chair

**ATTEST:**

  
Authority Secretary

**APPROVED AS TO FORM**

**STRADLING YOCCA CARLSON & RAUTH**

  
Authority Special Counsel

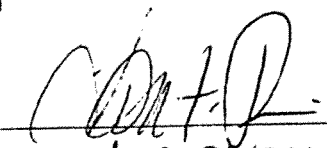
Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)

**SIGNATURE PAGE TO  
PURCHASE OPTION**

**PURCHASER:**

**THE EAST LOS ANGELES COMMUNITY  
UNION**

By: 

Its: VICE PRESIDENT

Printed Name: TOM F. PROVENZIO

[A corporate resolution and/or corporate seal is  
required to verify the authority of the individual  
signing above for Purchaser.]

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Exhibit 4(d)(1)

**EXHIBIT B**  
**PRELIMINARY REPORT**

**[Attached on following pages]**



Commonwealth Land Title Company  
915 Wilshire Boulevard  
Suite 2100  
Los Angeles, CA 90017  
Phone: (213) 330-3100  
Fax:

File No: 6159316B

## Notice to Customers

You may be eligible for a \$20.00 reduction in your title or escrow fees in this transaction charged by **Commonwealth Land Title Insurance Company** pursuant to the Final Judgments entered in People of the State of California v. LandAmerica Financial Group, Inc., et al., Sacramento Superior Court Case No. 92 AS 06111, and Taylor, et al. v. LandAmerica Financial Group, Inc., et al., Los Angeles Superior Court Case No. BC 231917. You are eligible for this \$20.00 reduction in your title or escrow fees if you meet the following requirements:

1. You are a natural person or trust;
2. Your transaction involves the purchase, sale or refinancing of residential real property containing one-to-four-dwelling units;
3. You previously purchased title insurance or escrow services involving a transaction which closed between May 19, 1995 and October 8, 2002 from one of the following companies:

LandAmerica Financial Group, Inc.  
Commonwealth Land Title Insurance Company or  
Commonwealth Land Title Company  
Lawyers Title Insurance Corporation or Lawyers Title Company  
First American Title Insurance Company, First American Title Company, First American Title Guarantee Company  
Fidelity National Financial, Inc.  
Fidelity National Title Insurance Company  
Fidelity National Title Company  
Fidelity National Title Insurance Company of California, Inc.  
Fidelity National Loan Portfolio Services  
Ticor Title Insurance Company  
Security Union Title Insurance Company  
Chicago Title Insurance Company  
Chicago Title Company  
Chicago Title and Trust Company  
Rocky Mountain Support Services, Inc.  
California Tracking Service, Inc.  
Title Accounting Services Corporation

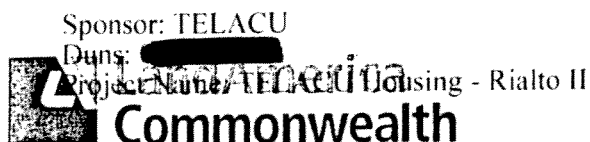
4. You did not receive a \$65.00 cash payment from LandAmerica Financial Group, Inc. in the reconveyance fee claims process pursuant to the Final Judgments entered in People of the State of California v. LandAmerica Financial Group, Inc., et al., Sacramento Superior Court Case No. 92 AS 06111, and Taylor, et al. v. LandAmerica Financial Group, Inc., et al., Los Angeles Superior Court Case No. BC 231917.

If you meet the foregoing requirements and want the \$20.00 fee reduction complete this form and return it to your **Commonwealth Land Title Insurance Company** escrow or title officer. **NOTE: If you are eligible for the \$20.00 fee reduction please complete and return this form. You must advise us of your eligibility prior to closing in order to receive the \$20.00 fee reduction.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_



Commonwealth Land Title Company  
915 Wilshire Boulevard  
Suite 2100  
Los Angeles, CA 90017  
Phone: (213) 330-3100  
Fax:

File No: 6159316B

## Notice to Customers

You may be eligible for a \$20.00 reduction in your title or escrow fees in this transaction charged by **Commonwealth Land Title Insurance Company** pursuant to the Final Judgments entered in People of the State of California v. LandAmerica Financial Group, Inc., et al., Sacramento Superior Court Case No. 92 AS 06111, and Taylor, et al. v. LandAmerica Financial Group, Inc., et al., Los Angeles Superior Court Case No. BC 231917. You are eligible for this \$20.00 reduction in your title or escrow fees if you meet the following requirements:

1. You are a natural person or trust;
2. Your transaction involves the purchase, sale or refinancing of residential real property containing one-to-four-dwelling units;
3. You previously purchased title insurance or escrow services involving a transaction which closed between May 19, 1995 and October 8, 2002 from one of the following companies:

LandAmerica Financial Group, Inc.  
Commonwealth Land Title Insurance Company or  
Commonwealth Land Title Company  
Lawyers Title Insurance Corporation or Lawyers Title Company  
First American Title Insurance Company, First American Title Company, First American Title Guarantee Company  
Fidelity National Financial, Inc.  
Fidelity National Title Insurance Company  
Fidelity National Title Company  
Fidelity National Title Insurance Company of California, Inc.  
Fidelity National Loan Portfolio Services  
Ticor Title Insurance Company  
Security Union Title Insurance Company  
Chicago Title Insurance Company  
Chicago Title Company  
Chicago Title and Trust Company  
Rocky Mountain Support Services, Inc.  
California Tracking Service, Inc.  
Title Accounting Services Corporation

4. You did not receive a \$65.00 cash payment from LandAmerica Financial Group, Inc. in the reconveyance fee claims process pursuant to the Final Judgments entered in People of the State of California v. LandAmerica Financial Group, Inc., et al., Sacramento Superior Court Case No. 92 AS 06111, and Taylor, et al. v. LandAmerica Financial Group, Inc., et al., Los Angeles Superior Court Case No. BC 231917.

If you meet the foregoing requirements and want the \$20.00 fee reduction complete this form and return it to your **Commonwealth Land Title Insurance Company** escrow or title officer. **NOTE: If you are eligible for the \$20.00 fee reduction please complete and return this form. You must advise us of your eligibility prior to closing in order to receive the \$20.00 fee reduction.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

February 2004

Sponsor: TELACU

Duns: [REDACTED]

RECORDING REQUESTED BY:  
Project Name: TELACU Housing - Rialto II

AND WHEN RECORDED MAIL TO:

Order No. 6159316B

APN: 0128-081-02-0-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CERTIFICATION OF TRUST**  
**California Probate Code Section 18100.5**

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as \_\_\_\_\_,  
executed on \_\_\_\_\_, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): \_\_\_\_\_
3. The name(s) of the currently acting trustee(s) is (are): \_\_\_\_\_
4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):  
\_\_\_\_\_ Power to acquire additional property.  
\_\_\_\_\_ Power to sell and execute deeds.  
\_\_\_\_\_ Power to encumber, and execute deeds of trust.  
\_\_\_\_\_ Other: \_\_\_\_\_
5. The Trust is (check one): \_\_\_\_\_ Revocable \_\_\_\_\_ Irrevocable  
The name of the person who may revoke the Trust is: \_\_\_\_\_
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): \_\_\_\_\_, whose name(s) is (are): \_\_\_\_\_
7. Title to Trust assets is to be taken as follows: \_\_\_\_\_
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(Acknowledgement must be attached)

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

## ACKNOWLEDGMENT

Title of Document: \_\_\_\_\_

Date of Document: \_\_\_\_\_

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } ss:

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally  
(here insert name and title of the officer)

appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(This area for notary stamp)









Sponsor: TELACU  
Duns: [REDACTED]  
STATE OF CALIFORNIA  
Project Name: TELACU Housing - Rialto II  
COUNTY OF

OWNER'S INFORMATION STATEMENT

To: the Company  
Re: Title Order 6159316B

The undersigned, first being duly sworn, deposes and says:

- 1). That I/we are the owner(s) of that certain real property located in the County of San Bernardino described in the report referenced above:

That the land is improved by a:

- ☐ Single Family residence: ☐ one to four family residence  
☐ Apartment building  
☐ Office building  
☐ Commercial building  
☐ Combination office and commercial building  
☐ Industrial building  
☐ \_\_\_\_\_

- 2). That there have been no repairs, work of improvement or materials furnished to the premises within the last 12 months, except

That the work of improvement or repairs, if any:

- ☐ Started on \_\_\_\_\_  
☐ Was completed on \_\_\_\_\_  
☐ Will be completed on \_\_\_\_\_

- 3). There are no unpaid bills for labor of material because of any improvements or repairs made to the above premises; except

- 4). That there is no one in possession of or has access to the premises other than:

- ☐ the undersigned  
☐ tenants based only on month-to-month rental agreements  
☐ lessees based upon existing leases, copies of which are attached hereto\*  
☐ \_\_\_\_\_

- 5). That no person(s) other those mentioned above have any rights, easements, licenses, or agreements allowing them to use, encroach on, or travel over said real property except \_\_\_\_\_  
(enter "none" if such is true)

- 6). That the undersigned has not received any supplemental tax bill which is unpaid.

- 7). That this declaration is given for the purpose of inducing the Company and Commonwealth Land Title Insurance Company to issue its policy(ies) of title insurance under the above referenced title order which may provide coverage as to the items mentioned above and that the statements made herein are true and correct of my/our knowledge.

Sponsor: TELACU

\*Declarant(s), please remember to attach copies.

Project Name: TELACU Housing - Rialto II

Executed under penalty of perjury on the \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

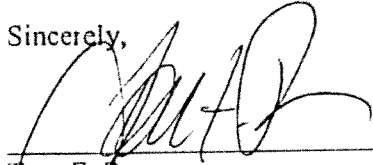
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

TELACU  
5400 E. Olympic Boulevard, Suite 300  
Los Angeles, CA 90022  
(323) 721-1655

Sincerely,



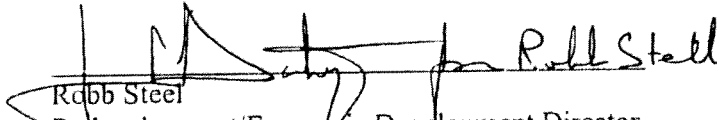
Tom F. Provencio  
Buyer Representative

6/16/08

Date

☐ I/we certify that I/we understand that I/we have the right to withdraw from my/our agreement, without penalty, to sell the subject property.

☒ I/we do not wish to withdraw from my/our agreement, without penalty, to sell the subject property



Robb Steel  
Redevelopment/Economic Development Director  
City of Rialto Redevelopment Agency

June 16, 2008

Date

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 5(a)**

### **SUPPORTIVE SERVICES PLAN FOR TELACU HOUSING - RIALTO II**

#### **SUMMARY**

TELACU has been developing low-income housing since 1985. TELACU now owns and manages through its non-profit affiliates and subsidiaries nearly 2000 units in Southern California.

TELACU has developed its Social Services Program through the years by establishing good working relationships with service providers in all the communities where we are located, and then using TELACU Social Service Coordinators to link residents and families with essential services. A benefit of good partnerships between our own Social Services Program and the local service agencies is that the partnership can result in joint ventures, which can fill service gaps, maximize resident independence, and achieve more efficient service delivery and better coordination.

The lists of community services available in Rialto and San Bernardino County are extensive. Some of the services covered jointly by our Social Service Coordinators and outside agencies are:

- On-Going Needs Assessment Surveys
- Coordination of Services with Residents and Families
- Continued Identification of Community Resources
- Health Screenings
- Transportation
- Emergency Assistance
- Sources for Income
- Counseling
- Resolution to Medical and Health Insurance Problems
- On-site Educational Opportunities
- Substance Abuse Programs
- Advocacy

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **DESCRIPTION OF SUPPORTIVE SERVICES PLAN**

The Service Coordinator will have an on-site office set apart from the management staff. The office will contain a locked file cabinet with confidential resident files. The Service Coordinator will primarily, during the startup period of a new site, introduce himself/herself to the residents, explain the Service Coordinator's role in their lives, establish a good and trustful rapport with the residents, reach out to community resources, and develop a resource directory for the site.

The Service Coordinator will then wear many hats, performing a wide range of services that will include the roles of case manager, advocate, counselor, liaison/service facilitator, community builder, and educator. All of the Service Coordinator's roles will be focused on promoting resident autonomy, safety, and fulfilling tasks that will improve the residents' quality of life.

The Service Coordinator Program will be assessed annually to ensure resident satisfaction, that funding is available for the program, and to review relationships with community service providers. The Service Coordinator Director will oversee that all HUD requirements are met for the Social Services Program, and will evaluate the coordinator's professionalism throughout the year. A "qualified third party" will conduct quality assurance; ensuring HUD requirements are met for quality assurance annually.

## **SERVICE COORDINATOR'S QUALIFICATIONS**

Qualifications required of the Service Coordinator will include three years experience in working with elderly persons in a related field, or formal education in social work, psychology, or gerontology. The Service Coordinator will also participate in continuing education programs to improve his/her ability to assess and coordinate social services for those at risk, frail, and independent elderly.

## **REGULAR ASSESSMENT NEEDS OF RESIDENTS**

The Service Coordinator will be required to assess on a regular basis the on-going needs of each resident through Service Needs Assessment Surveys which will include needs for:

- Case Management
- Counseling
- Medical Care

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

- Housekeeping
- Personal Assistance/Grooming
- Money Management
- Transportation
- Safety
- Nutrition/Meal Preparation

## **SERVICE COORDINATION**

The Service Coordinator will provide the following services:

- Keep residents informed of the services available in the community.
- Provide space and opportunities for service agencies to acquaint residents with services through workshops and presentations.
- Link residents with the appropriate service agency or service personnel when needed.
- Maintain a confidential file, separate from management's file, relating to services used and on-going in case management.
- Provide advocacy to the residents.
- Provide emergency assistance.
- Help in filling out program and service applications.
- Empower residents to fulfill goals and to remain in their own homes.
- Facilitate movement to a higher level of care when the resident is no longer safe living on their own, even with services in place.

## **PLAN SUPERVISION**

TELACU'S Director of Service Coordinators supervises the Service Coordinator. The Service Coordinator receives the program directives and assistance from the Director. The Service Coordinator Director will oversee that all HUD requirements are met for the Social Services Program, and will evaluate the coordinator's professionalism throughout the year. The Director will also give an annual performance review to each Service Coordinator. A "qualified third party" will conduct quality assurance; ensuring HUD requirements are met for quality assurance annually.

## **COMMUNITY RESOURCES**

The following organizations in the city of Rialto and San Bernardino County have provided letters of support, and also listed are organizations that, although there are no letters provided, they will provide services to the residents of this project:

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

## **DEPARTMENT OF AGING AND ADULT SERVICES**

The Department of Aging and Adult Services is the designated Area Agency of Aging (AAA) for the County of San Bernardino and is responsible for administering all funds under Title III of the Older American Act. Services are provided both directly by AAA, and also by contracting with other agencies. The Department also administers the countywide Adult Protective Services Program and the In-Home Support Services program through seven adult service offices.

Some of the services and programs offered by the Department of Aging and Adult Services include:

### **In-Home Supportive Services (IHSS)**

In-Home Supportive Services is a program that will pay an Individual Provider or Contract Homemaker to provide certain, specific services to a disabled adult elderly or elderly person in their own home. The program's goal is to keep its client safely in his or her own home longer. The program can pay someone to do chores like cleaning, cooking, laundry, grocery shopping, grooming, bathing, and transportation for medical appointments.

### **Nutrition Services (Contracted Service)**

The Nutrition Program includes the procurement, preparation, transportation, and service of balanced meals. Nutritional education and counseling to older persons is offered, and meals can be taken at congregate nutrition sites or can be delivered to a person's home if they are homebound.

Congregate meals are served to senior citizens 60 years of age or older, and to their spouse, at 39 nutrition sites around the county. Home delivered meals require the person to be elderly or disabled, and homebound.

### **Adult Protective Services**

The Adult Protective Services Program provides the full range of service and activities necessary to prevent or remedy situations in which vulnerable adults are endangered because of exploitation, neglect or incapacity, or in which adults are endangered or abused by the treatment of others. It serves clients who are identified as being subject to social or legal disability and/or subject to exploitation jeopardizing their present or future health, well-being, opportunity for normal development, or capacity for independence. The program covers physical, mental, and fiduciary abuse.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

#### **Senior Information and Assistance**

The program provides information, which will help a senior citizen solve any problem he or she may have. Clients are provided referrals to other agencies and when necessary are frequently assisted in making contact with organizations and agencies for needed services and programs. Follow up and evaluations are provided to insure the client is receiving the requested services. Field offices are conveniently located throughout the county.

#### **Senior Employment Program**

The Senior Employment Program operates a Senior Community Service Employment Program and an informal job referral service. The program goal is to place the participant into unsubsidized employment. The program employs eligible participants (age 55 or older and low-income).

#### **Senior Home and Health Care**

Senior Home and Health Care is a Multipurpose Senior Service Program (MSSP) designed to provide social/health care case management to prevent or delay long-term institutional care of the frail elderly. It is limited to serving Medi-Cal eligible persons, "without a share of cost", who are 65 years of age or older and who are certified or certifiable for placement in a skilled nursing facility (SNF) or intermediate care facility (ICF). The program is designed to provide cost effective, community based care as an alternative to long-term institutional care.

### **COMMUNITY SERVICES DEPARTMENT OF SAN BERNARDINO COUNTY**

The San Bernardino County Community Services Department (CSD) is a public Community Action Agency (CAA) established as a result of the Economic Opportunity Act of 1964. That legislation provided for a national network of Community Action Agencies responsible for planning and implementing anti-poverty programs at the local level. Established in 1965, CSD is the locally designated Community Action Agency serving the low-income, elderly, homeless, and disadvantaged residents of San Bernardino County.

Direct services are provided to over 500,000 low-income residents of all ages and ethnic backgrounds each year. CSD develops and implements programs, which address the most serious needs of low-income residents of San Bernardino County. Programs include:

**Energy Conservation Program** Provides weatherization and energy conservation assistance to eligible low-income residents and processes applications for Home Energy Assistance Program (HEAP).

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

**Food Bank Program** – Provides food for low-income residents throughout San Bernardino County through government surplus commodity distributions and salvage food agencies.

**Senior Nutrition Program** – Provides low-cost or no-cost nutritionally sound meals for residents age 60 and over, in community centers, or by home delivery.

Eligibility is based on poverty guidelines established by the federal government. Due to limited resources, priority is sometimes given to senior citizens and disabled persons.

## **COMMUNITY HOSPITAL ADULT DAY CARE CENTER**

The Community Adult Day Care Center provides a day health program for frail elderly persons who have physical and or mental impairments that limit activities of daily living. Participants may have diagnoses such as stroke, diabetes, respiratory or cardiac disease, hearing or visual impairment, or physical injuries. The goals of the program are to:

- Promote the restoration and maintenance of physical and mental health.
- Enhance the quality of life for the participant and his/her caregivers.
- Facilitate continued independent living in the community.

Some of the services offered by Community Adult Day Care of San Bernardino include:

### **Physical and Occupational Maintenance**

- Enhances endurance and mobility.
- Enhances independent function in activities of daily living and self-care.
- Provides a stimulating program to maintain or increase functional skills.

### **Speech Therapy**

- Stimulates use of language and nonverbal communication.

### **Recreational Therapy**

- Designed and adapted to meet the social and physical needs of each participant.
- Provides arts and crafts, therapeutic games, reality orientation, socialization, entertainment, and special events.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

#### **Eligibility Criteria**

- Participants need to be under the supervision of a physician and cannot be potentially harmful to self or other.
- Walkers and wheelchairs are welcome.
- Participants need to be able to tolerate 4 to 6 hours of activity in the program, and must have adequate care arrangements outside the Center.

### **CATHOLIC CHARITIES OF THE INLAND COUNTIES**

Catholic Charities has been active in senior services since its inception in 1978. The primary focus has been on sick and elderly homebound persons. The agency has been very successful in recruiting and placing seniors in unsubsidized employment. It is currently continuing the same level of service with the National Asian Pacific Center of Aging.

Catholic Charities Programs for Aging focus on three activities:

#### **Senior Employment Services**

This program focuses on the job training for seniors, 55 years of age or older, who are placed at a work site training center, such as a non-profit or a governmental agency, where they work for four hours a day or 20 hours a week, receiving minimum wage. The Department of Labor through national sponsors funds this program.

#### **Ministry to the Sick and Elderly**

This includes parish-based community volunteer programs through which volunteers visit the sick in their homes, hospitals, or nursing homes, bringing them communion, visiting with them, conducting religious services, and even running errands for them.

#### **Personal Management Assistance**

This program focuses on recruiting and training personal management assistance volunteers to work with the elderly throughout the community.

The Catholic Charities movement is funded through government contracts, the United Way, an annual grant from the Diocese of San Bernardino, foundations, corporate grants, and donations.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **RETIRED AND SENIOR VOLUNTEER PROGRAM (RSVP)**

The Retired and Senior Volunteer Program provides a variety of opportunities for persons 55 and over to participate fully in their community through volunteer service.

RSVP volunteers serve through non-profit private and public community organizations. Some of the volunteer opportunities include:

- Other non-profit agencies
- Government Agencies
- Schools
- Hospitals
- Law Enforcement
- Libraries and Museums

## **THE MENTOR NETWORK**

The MENTOR Network, since 1980, has been a part of a nationally recognized company that provides specialized health and rehabilitation services to diverse populations who are in need of residential, and/or supportive living. MENTOR's supportive staff members are carefully screened and selected. Their single responsibility is to meet the needs of the client according to a Person-Centered Individual Service Plan. All potential MENTOR staff receives a thorough background check, which includes fingerprints that are evaluated by the Department of Justice and/or the FBI.

### **MENTOR Services:**

#### **Personal Supports**

This may include assistance with banking, housecleaning, meal preparation, shopping, medical appointments, personal care or connecting with friends, family and others in the community. Your individual needs and interests determine your support.

#### **Training and Habilitation**

You are taught what you need to know to live successfully in your own home. This may include, but is not limited to, cooking, shopping, budgeting, finding a home, finding a roommate, selecting support staff, obtaining needed community services, and self-advocacy.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### **24 Hour Emergency Support**

MENTOR's Supported Living staff is available 24 hours a day, seven days a week, should an emergency arise with which you need help.

## **SENIOR OMBUDSMAN SERVICE**

This organization offers free and confidential service that works towards maintaining and improving the quality of independent living for seniors age 60 and over, which live or desire to live in publicly assisted housing. Ombudsman services are mandated by state and federal law to receive complaints, to investigate complaints, and work to resolve problems and complaints on behalf of senior residents.

The Senior Ombudsman Service provides:

- Information regarding senior housing options and eligibility
- Information on senior housing utility assistance
- Senior complaint investigation and resolution
- Referral to services that promote an independent lifestyle including:
  - Health Maintenance Resources
  - Food and Nutrition Programs
  - Long-Term Care Services
  - Transportation
  - In-Home Care Services

The San Bernardino County Department of Aging and Adult Services are designated by the State Department of Aging to provide Ombudsman services in San Bernardino County. It is supported by federal and state funds.

## **OMNITRANS TRANSIT AGENCY**

Omnitrans is the provider of mass transit in the City of Rialto. It is a fixed route public transportation system. Fees for adults are \$1.00, seniors and disabled 45 cents and students \$1.00 for one-way fares. Transfers are free. Monthly and day passes are available. All day passes for adults are \$2.50, and for seniors and disabled persons they are \$1.25.

The following service is also available to disabled senior citizens and handicapped persons of Rialto:

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

### **ACCESS Service**

Access is a service designed to meet the requirements of the Americans with Disabilities Act (ADA) of 1991. It provides curb-to-curb service, throughout the Omnitrans service area within a ¼ mile radius either side of an existing Omnitrans regular bus route. This service is available during the time that a particular fixed route is operating.

The ACCESS service area is divided into zones. Depending on the number of zones the individual travels through, the cost is 1.25 cents for the first two zones and 50 cents for the next zone(s). The maximum one-way fare a person would pay is \$1.75. You must call one day in advance for service.

### **VISITING NURSE ASSOCIATION OF THE INLAND COUNTIES**

Visiting Nurse Association of the Inland Counties (VNAIC) is a community based, non-profit health agency serving the Inland Counties since 1931. VNAIC Caregiver Program was developed in an effort to meet the changing lifestyles and health care needs of the residents in the communities.

The Medicare certified home health agency provides a full range of health care services in the comfort and security of the home, contributing to a better quality of life. The Visiting Nurse Association of the Inland Counties is committed to providing the following services, which will help the individual improve or maintain their health and well-being:

- Bathing and Personal Care
- Community Service Referrals
- Laundry Services
- Light Housekeeping
- Live-Ins
- Local Shopping and Errands
- Meal Preparation

VNAIC will also provide:

- Free evaluation visit by a registered nurse, before service is initiated.
- An explanation of service options and reimbursements rates.
- 24-hour availability should anyone have questions or concerns.
- Assistance in designing a plan of care based upon personal needs and preferences.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

**VNAIC offers:**

- Prompt service within 24 hours of a telephone call.
- Experienced staff working under the supervision of a registered nurse.
- Affordability as needs are identified by the individual and carefully assessed by an experienced home health professional.

The Visiting Nurse Association provides care on a fee for service basis. Private insurance, Medicare, MediCal, VA benefits, and state or county aid programs will cover patients.

**HEALTH INSURANCE COUNSELING AND ADVOCACY PROGRAM (HICAP)**

HICAP is funded by a grant from the State of California to provide free assistance to seniors and other Medicare beneficiaries with their health insurance issues. They offer objective information and counseling to help those on Medicare make good health care decisions.

**HICAP can help seniors:**

- Understand Medicare
- Review HMOs or Managed Care Options
- Compare Medicare Supplemental Plans
- Clarify your rights as a health care consumer
- Challenge denials of service or prepare appeals
- Explore Long-term Care options
- Develop a system to organize your doctor and hospital bills
- Learn about government assistance programs

**VITAS HOSPICE**

It is crucial to have hospice care in a community where seniors are living. Many feel that once someone is diagnosed terminally ill, they must go to the hospital or a convalescent to die. This is untrue because there are hospice services available to a person so they can remain in their own homes until death. VITAS Hospice provides:

- Skilled Nursing and Supportive Nursing Care
- Home Health Aide Services
- Pastoral Counseling Services
- Bereavement Counseling
- Volunteer Services

Sponsor: TELACU  
Duns [REDACTED]  
Project Name: TELACU Housing - Rialto II

- Therapy Services
- Dietary Counseling
- Medical Equipment
- Medications/Supplies
- Education/Training
- Pain Management

### **SOUTHERN CALIFORNIA EDISON COMPANY**

The Southern California Edison Company will:

- Provide energy efficiency information
- Inform the customer about special services and programs

#### **Low Income Ratepayer Assistance**

Residential customers who meet the income guidelines for Low Income Ratepayer Assistance (LIRA) can apply for a 15 percent discount on their electric bill. Income guidelines are established by the CPUC.

#### **Energy Assistance Fund**

Edison customers, employees, and shareholders make the Energy Assistance Fund (EAF) possible through contributions. The United Way administers the fund to help pay electric bills for Edison residential customers who are low-income, elderly or disabled facing extreme financial difficulty. The program emphasizes payment of winter electric bills. Assistance is provided as long as funds are available.

### **COUNTY OF SAN BERNARDINO DEPARTMENT OF VETERAN AFFAIRS**

Created in 1926, the San Bernardino County Department of Veterans Affairs is the oldest county veteran's service in the state. The department was created to help local veterans and their families obtain veterans' benefits from federal, state and local agencies. The Department of Veterans Affairs can assist with the following:

- Compensation for service related disabilities.
- Pension for veterans with non-service connected disabilities.
- Educational benefits and vocational rehabilitation.
- Medical treatment at VA Medical Centers.
- Home loan benefits.
- Government Life Insurance.

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

- Burial benefits.
- Pension for non-service related deaths.
- Proceeds of government life insurance.
- Military Survivor Benefit Plan.
- Medical Benefits.

The VA also provides information and referral for:

- Agent Orange programs.
- Alcoholism and drug treatment programs.
- State of California veterans benefits.
- Veterans home loans.
- Hospital care.
- Outpatient medical and dental care.
- Small Business Administration programs.
- Employment and job search resources.

## **ROLLING START, INC.**

Rolling Start is a community based non-profit organization established in 1977. Their mission is to develop and provide programs and services which assist the disabled and elderly in their efforts to achieve and maintain an independent lifestyle of their choice.

Rolling Start offers the following services:

### **Independent Living Skills**

Developing or improving the skills needed to live independently at home and in the community. Participants will learn the practical day-to-day living skills such as money management, utilizing public transportation, self-advocacy, or managing a personal care provider and many more.

### **Systems and Individual Advocacy**

Consumer training in self-advocacy techniques in order to empower the consumer to create positive change in areas such as housing, transportation, L.H.S.S., and more.

### **Peer Advising**

Peer support for individuals experiencing problems related to their disability in a group or individual setting. Training is also available for individuals wishing to become Peer Advisors.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

**Housing**

Maintains listings of accessible and/or low-income housing referrals and offers assistance with completing HUD forms. Staff may also provide mediation training and intervene in landlord-tenant disputes when necessary.

**Personal Assistance**

A registry of qualified applicants is maintained for Personal Assistance referrals. All applicants are screened prior to being placed on the registry.

**Workshops, Training Programs and Support Groups**

- Personal Assistant Management.
- Self-Esteem Workshops including stress management, goal setting, assertiveness skills and improving attitudes.
- Job Skills Training.
- Ongoing Support Groups.

**DEPARTMENT OF BEHAVIORAL HEALTH**

The Department of Behavioral Health has been in the community for the past 30 years and receives its funding from the state and federal resources. The staff is dedicated to all individuals whose lives have been touched by mental health needs. The following services are offered to the community:

**Older Adult Services**

Elders can receive services from DBH clinics and Mental Health Services offers help to older adults through Senior Outreach Teams. Mental health workers will meet the seniors in their homes, depending on the need. Day treatment programs also serve older adults with mental health issues.

**Outpatient Services**

Clients can get mental health screening; help with medication and support services. They may have counseling, group therapy, dual diagnosis and vocational services.

**Crisis Services**

Several choices to help mental health clients are available. These programs can help clients right away when they need emergency care. They can help get medication, support, information or counseling as needed.

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

### **Medical Services**

DBH psychiatrists are available in all clinics to evaluate, diagnose, treat, prescribe medications when necessary and intervene during crisis to improve your condition. They also participate in the treatment planning and overall care of you during your visit in the clinic.

### **Case Management**

Case management helps people one-on-one. They can help with housing, income, treatment services, and other social services. Case management can be short term or long term, lasting for months or years. Case Managers provide needed support to clients as they find their way through the system of care.

### **Other services are:**

- **Day Treatment and Rehabilitation Programs**
- **Housing Program**
- **Annual Assessments**
- **Collateral Contacts**
- **Legal and Forensic Services**
- **Residential Programs**
- **Alcohol and Drug Services**
- **AgeWise Program**

## **RIALTO RECREATION AND COMMUNITY SERVICES**

Rialto Recreation and Community Services have multiple programs available to the senior population and are currently building a brand new Senior Center which will have:

- Dining
- Dance and Exercise
- Billiard Room
- Banking
- Computer Lab
- Salon
- Arts and Crafts
- Boutique
- Nutrition Program
- Entertainment
- Excursions
- Health Screenings
- Tax Preparation
- Legal Services
- Counseling

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

Current Services for Seniors offered by the Rialto Recreation and Community Services

Department are:

- Senior Information and Assistance
- Health Clinics
- Peer Counseling and Support Groups
- Nutrition – Congregate Meals and Home Delivered Meals
- AARP
- Legal Services 60 and Older
- Rialto Nostalgia Singers
- Pinochle Club
- 55 Alive Mature Driving Class
- Cribbage Club
- Health Clinics

### **OLDTIMERS FOUNDATION**

In cooperation with San Bernardino County and Inland Cities Community Centers, the Oldtimers Foundation offers senior social activities, legal and health care services. The services are offered at various sites such as multi-purpose senior centers and community centers. Activities and services are due to the support of the Department of Aging and Adult Services, local cities, and the Oldtimers Foundation through the Older Americans Act. Participation is limited to senior citizens 60 years or older without regard to race, color, creed, national origin, sex or disability. Services include:

- Exercise Classes
- Nutrition / Meals
- Recreational and Social Events
- Health Screenings
- Ballroom Dancing
- Senior Information and Assistance
- Legal Services
- Home Maintenance Repair

### **COMMUNITY HOME HEALTH**

Community Home Health's program of services provides patients with the security of being close to family and friends and the convenience of receiving care in one's own home. A clinical team consults with the patient's physician to develop a customized treatment plan that meets the individual's specific home needs; the clinical team includes the following:

- Home Health Aides

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Rialto II

- Medical Social Workers
- Occupational Therapists
- Physical Therapists
- Registered Nurses
- Speech Therapists

The following are among the many services provided on an individual basis:

- Disease Management
- Infusion Therapy Management
- Pain Management
- Post-Operative Care
- Psychiatric Nursing
- Rehabilitative Care
- HIV Care
- Enterostomal Management
- Wound Therapy
- Parenteral Nutrition Management

## **RESIDENT INVOLVEMENT**

TELACU encourages residents to become actively involved in the daily management of the facility. Residents are encouraged to form a resident association where committees are formed to plan activities throughout the year and to advocate for themselves.

## **SPACE AND DESIGN CONSIDERATIONS**

TELACU strongly believes that a building's design has a significant impact on the ability of older residents to continue to live independently. The proposed apartment building has been designed so both the individual apartments and public areas can support a resident population as it ages, while still retaining a non-institutional environment.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Railto II

## **EXHIBIT 5(b)**

### **DESCRIPTION OF PUBLIC OR PRIVATE SOURCES OF ASSISTANCE WHICH FUND SUPPORTIVE SERVICES PLAN FOR TELACU HOUSING - RIALTO II**

The services and programs listed on Exhibit 5(a) are provided at no cost or a minimum as described.

TELACU will employ a Social Service Coordinator part time to work directly with the following agencies listed in linking the services provided to the residents.

- **Department of Aging and Adult Services**
- **Community Services Department**
- **Community Hospital Adult Day Care Center**
- **Retired and Senior Volunteer Program**
- **The MENTOR Network**
- **Senior Ombudsman Service**
- **Omnitrans Transit Agency**
- **Visiting Nurses Association of the Inland Counties**
- **Health Insurance Counseling and Advocacy Program**
- **VITAS Hospice**
- **Southern California Edison**
- **Department of Veteran Affairs**
- **Rolling Start, Inc.**
- **Department of Behavioral Health**
- **Rialto Recreation and Community Services**
- **Oldtimers Foundation**
- **Community Home Health**
- **Rialto Senior Center**
- **Arthritis Foundation**
- **American Red Cross**
- **Diabetes Foundation**
- **Community Home Health**
- **San Bernardino County Community Action Partnership**
- **California Telephone Access Program**
- **Catholic Charities of San Bernardino County**
- **Legal Aid Society of San Bernardino County**
- **Inland Counties Legal Services**

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Railto II

As allowed by HUD in the 202 program, 15% of the cost of a Social Service Coordinator or up to \$15.00 per unit may be charged as a project expense.

TELACU'S charge per unit is \$15.00 per unit per month.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 5(c)**

### **THE MANNER IN WHICH SERVICES WILL BE PROVIDED**

As resident's age in place, supportive services and coordination of care will continually expand to meet the needs of the aging population, and our Service Coordinators will be there to make sure all services in the community are linked with our residents, creating a service enriched environment. This program is designed to link residents with home health care, home delivered meals, nursing care, personal care, counseling, transportation, income sources, money management resources, legal aide, and other supportive services. As detailed in the exhibit 5(a), these services will be provided both off-site and on-site of the proposed facility.

Upon initial occupancy, a Social Service Coordinator will be employed from six to ten hours a week and will provide general case management and referral services to those residents needing the assistance. The Social Service Coordinator will establish linkages with all agencies and service providers in the local surrounding communities. The Social Service Coordinator will maintain a directory of providers, including federal, state, county, city, and local non-profit social service agencies for use by the residents. The Social Service Coordinator will work very closely with the agencies listed in exhibits 5(a) and 5(b) to provide a wide variety and full service program designed specifically for the residents.

The Resident Manager will also play a major role in encouraging residents to participate in the programs and services made available by the Social Service Coordinator and its' network agencies. When utilized, TELACU believes that these programs will substantially increase the length of time that a person can live independently, and remain in their own homes. Our goal is to be devoted to the betterment and quality of life for our elderly by providing service with integrity and compassion.

The community resources found in Rialto and San Bernardino County willing to support this project and provide services to the target population are listed below. A detailed description of some of these resources is located in Exhibit 5(a).

Community Hospital Adult Day Care Center	Enhance Quality of Life Facilitate Independent Living Promote Restoration of Physical and Mental Health, Counseling, Case Management, Information and Referral
------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Catholic Charities

Information, Referrals, Job Training  
Personal Management

The MENTOR Network

Personal Supports  
Training and Habilitation  
24-Hour Emergency Service

Southern California Edison Company

Utilities Programs for Low-  
Income Customers

Department of Aging and Adult Services

In-Home Supportive Services  
Nutrition Services, Adult Protective  
Services, Senior Information and  
Assistance, Senior Employment  
Program, Senior Home Health and  
Care

Department of Public Social Services

In-Home Supportive Services  
Multipurpose Senior Services  
Program, Cash Assistance  
Medi-Cal, Denti-Cal, Food Stamps

Community Services Department  
of San Bernardino County

Energy Conservation Program  
Food Bank Program, Senior  
Nutrition Program

Department of Behavioral and  
Mental Health

Crisis Intervention, Assessment  
Psychological Testing, Outpatient  
Individual and Group Therapy  
Medication Therapy, Senior  
At-Home Assessment,  
Hospitalization, Drug abuse and  
Alcohol Control Programs, Case  
Management

HICAP

Counseling and Advocacy  
in Medicare, MediCal, HMO,  
and Health Insurance Issues  
Seniors May Have.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Rialto Senior Center	Information and Referral, Banking, Computer Lab, Salon, Arts and Crafts, Boutique, Nutrition Program Dance and Exercise, Health Screenings, Tax prep, Legal Services, Excursions, Socialization Billiards, Entertainment
Rialto Recreation and Community Services	Senior Information and Assistance Health Clinics, Peer Counseling And Support Groups, Congregate And Home Delivered Meals, AARP 55 Alive Mature Driving Class
Oldtimers Foundation	Exercise Classes, Nutrition/Meals Recreational and Social Activities Health Screenings, Legal Services Home Maintenance Repair, Senior Information and Assistance
Senior Ombudsman Service	Information and Referrals to: Health Resources, Food and Nutrition Programs, Long Term Care Services, Transportation In-Home Care Services
American Diabetes Association	Literature, Physician Referral, Support Groups, Diet and Nutritional Information, Counseling, Patient, Public and Professional Education
Visiting Nurses Association	Bathing and Personal Care, Laundry Services, Light Housekeeping, Live-Ins, Local Shopping and Errands Meal Preparation, Community Service Referrals
Community Home Health	Home Health Aides, Infusion Therapy, Speech Therapy, Post Operative Care, Pain Management Psychiatric Nursing, Wound Therapy, HIV Care, Rehabilitative Care, Perenteral Nutrition Management

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

Arthritis Foundation

Educational Programs, Exercise  
Classes, Support Groups, Arthritis  
Self-Help Course, Aquatics  
Programs, Pamphlets and  
Brochures

American Red Cross

CPR and First Aid Courses for the  
Elderly

Rolling Start, Inc.

Independent Living Skills, Systems  
And Individual Advocacy, Peer  
Advising, Housing, Personal  
Assistance, Workshops, Training  
Programs, Support Groups

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## EXHIBIT 6

### CURRENT APPLICATIONS AND PREVIOUS AWARDS

**Application being submitted by TELACU in response to the FY2008 Section 202 NOFA for Supportive Housing for the Elderly:**

<u>HUD Office</u>	<u>Project</u>	<u>Location</u>	<u># of Units</u>
Los Angeles	TELACU Housing -- Rialto II	Rialto, CA	75

The following are the previous awards for TELACU, their project numbers, status for initial endorsements and final endorsements, and their needs for amendment monies:

(See attached list)

No TELACU project has ever gone 24 months until initial endorsement. All TELACU projects have submitted their cost certifications to HUD in time for timely final closings. Delays in final closings have always been due to staff shortages at HUD and not to TELACU submitting their documents on time.

In terms of amendment money, and prior to the advent of the new grant program, most California projects required HUD amendment money. The initial awards were always too low for the California area and required routine amendment money to go to initial closings. In no case did TELACU ever cause the delay of a project that resulted in higher costs. However, since the new grant program was implemented, TELACU has had to request amendment funds from HUD only once, for a project in which the grant was too low. That was for TELACU Housing - San Bernardino, Inc., a project funded in 2000. Again, the need for amendment funds was not caused by any delay or inaction by TELACU, but was a result of having insufficient grant funds for the project.

As previously indicated, TELACU has always started the majority of its projects within 18 months, and only on rare occasions (due to zoning or site conditions) were we forced to start them within 24 months. Our record speaks for itself.

Sponsor: TELACU

Duns: [REDACTED]

Project Name: TELACU Housing - Riato II

<u>HUD OFFICE</u>	<u>PROJECT</u>	<u>PROJECT #</u>	<u>(a)</u>		<u>(b)</u>		<u>(c)</u>		<u>(d)</u>	
			<u>INTL. CLOS./DATE</u>		<u>OLDER THAN 36 MOS. - INTL. CLOS.</u>		<u>AMEND MONEY</u>		<u>FINAL CLOSING</u>	
Los Angeles	TELACT Manor, Inc.	122-EH430	Yes	8/88	No		Yes		Yes	
Los Angeles	TELACT Senior Housing, Inc.	122-EH392	Yes	9/87	No		Yes		Yes	
Los Angeles	TELACT Senior Housing of L.A. Co.	122-EH477	Yes	9/90	No		Yes		Yes	
Los Angeles	TELACT Senior Court, Inc.	122-EH489	Yes	9/90	No		Yes		Yes	
Los Angeles	TELACT Housing-Moreno Valley, Inc.	122-EH513	Yes	9/91	No		Yes		Yes	
Los Angeles	TELACT Housing-Hawthorne, Inc.	122-EH512	Yes	9/91	No		Yes		Yes	
Los Angeles	TELACT Senior Manor-L.A. Inc.	122-EH490	Yes	9/91	No		Yes		Yes	
Los Angeles	TELACT Housing-Commerce II, Inc.	122-EH1013	Yes	9/93	No		Yes		Yes	
Los Angeles	TELACT Housing-Monterey Hills, Inc.	122-EH007	Yes	9/94	No		No		Yes	
Los Angeles	TELACT Housing-National City, Inc.	129-EE001	Yes	9/94	No		No		Yes	
Los Angeles	TELACT Housing-Pasadena, Inc.	122-EE035	Yes	9/95	No		No		Yes	
Los Angeles	TELACT Housing-El Monte, Inc.	122-EE034	Yes	4/95	No		No		Yes	
Los Angeles	TELACT Housing-Los Angeles, Inc.	122-EE066	Yes	9/96	No		No		Yes	
Los Angeles	TELACT Housing-Monterey Park, Inc.	122-EE085	Yes	9/96	No		No		Yes	
Los Angeles	TELACT Housing-Picoima, Inc.	122-EE084	Yes	9/97	No		No		Yes	
Los Angeles	TELACT Housing-Alhambra, Inc.	122-EE103	Yes	6/98	No		No		Yes	
Los Angeles	TELACT Housing-Whittier, Inc.	122-EE104	Yes	9/98	No		No		Yes	
Los Angeles	TELACT Housing-El Monte II, Inc.	122-EE125	Yes	9/98	No		No		Yes	
Los Angeles	TELACT Housing-Baldwin Park, Inc.	122-EE126	Yes	9/98	No		No		Yes	
Los Angeles	TELACT Housing-Pico Aliso, Inc.	122-EE135	Yes	8/00	No		No		Yes	
Los Angeles	TELACT Housing-San Bernardino, Inc.	143-EE040	Yes	9/02	No		Yes		Yes	
Los Angeles	TELACT Housing-Pico Rivera, Inc.	122-EE070	Yes	12/02	No		No		Yes	
Los Angeles	TELACT Housing-San Bernardino II, Inc.	143-EE044	Yes	6/03	No		No		Yes	
Los Angeles	TELACT Housing-San Bernardino III, Inc.	143-EE049	Yes	6/04	No		No		Yes	

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Riato II

<u>HUD OFFICE</u>	<u>PROJECT</u>	<u>PROJECT #</u>	(a)		(b)		(c)		(d)	
			<u>INTL. CLOS./DATE</u>		<u>OLDER THAN 36 MOS. - INTL. CLOS.</u>		<u>AMEND MONEY</u>		<u>FINAL CLOSING</u>	
Los Angeles	HL ACT Housing-Pomona, Inc.	122-EE182	Yes	9/04	No		No		Yes	
Los Angeles	HL ACT Housing-Rialto, Inc.	143-EE151	Yes	9/05	No		No		Yes	
Los Angeles	HL ACT Housing-Riverside, Inc.	143-EE152	Yes	9/05	No		No		Yes	
Los Angeles	HL ACT Housing-Pomona II, Inc.	122-EE199	No	3/08	No		No		Fund Reservation Received 1/06	
Los Angeles	HL ACT Housing-San Bernardino IV, Inc.	143-EE043	No		No		No		Fund Reservation Received 11/06	
Los Angeles	HL ACT Housing-Riverside II, Inc.	143-EE044	No		No		No		Fund Reservation Received 11/06	
Los Angeles	HL ACT Housing-San Bernardino V, Inc.	143-EE068	No		No		No		Fund Reservation Received 10/07	

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

**EXHIBIT 7(a)**

**STATEMENT IDENTIFYING ALL OCCUPANTS OF THE PROPERTY**

The subject site is vacant and there are no occupants on the property.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 7(b)**

### **ESTIMATED COST OF RELOCATION**

The subject site is vacant and no relocation is required.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 7(c)**

### **STAFF RESPONSIBLE FOR RELOCATION**

The subject site is vacant and no relocation or relocation staff will be required.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

**EXHIBIT 7(d)**

**PERSONS THAT HAVE MOVED FROM THE SITE  
IN THE LAST 12 MONTHS**

The subject site is vacant and no persons have moved from the site in the past 12 months.

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 8(a)**

### **STANDARD FORM 424 APPLICATION FOR FEDERAL ASSISTANCE**

The attached Standard Form 424, Application for Federal Assistance, includes letters that were sent to California State Clearing House and Southern California Association of Governments (SCAG) regarding project compliance with the historic review process. This exhibit consists of 7 pages.

Version 02

Application for Federal Assistance SF-424

<b>* 1 Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<b>* 2 Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____	
<b>* 3. Date Received:</b> Completed by Grants.gov upon submission		<b>4. Applicant Identifier:</b> _____			
<b>5a Federal Entity Identifier:</b> _____			<b>* 5b Federal Award Identifier:</b> _____		
<b>State Use Only:</b>					
<b>6 Date Received by State:</b> _____		<b>7 State Application Identifier:</b> _____			
<b>8 APPLICANT INFORMATION:</b>					
<b>* a Legal Name:</b> THE EAST LOS ANGELES COMMUNITY UNION (TELACU)					
<b>* b Employer/Taxpayer Identification Number (EIN/TIN):</b> 95-2554256			<b>* c Organizational DUNS:</b> _____		
<b>d Address:</b>					
<b>* Street1:</b> 5400 East Olympic Boulevard, Suite 300					
<b>Street2:</b> _____					
<b>* City:</b> Los Angeles					
<b>County:</b> Los Angeles					
<b>* State:</b> CA, California					
<b>Province:</b> _____					
<b>* Country:</b> USA, UNITED STATES					
<b>* Zip / Postal Code:</b> 90022					
<b>e Organizational Unit:</b>					
<b>Department Name:</b> _____			<b>Division Name:</b> _____		
<b>f Name and contact information of person to be contacted on matters involving this application:</b>					
<b>Prefix:</b> Mr.		<b>* First Name:</b> Tom			
<b>* Middle Name:</b> Florencio		_____			
<b>* Last Name:</b> Provencio		_____			
<b>Suffix:</b> _____		_____			
<b>Title:</b> Authorized Agent					
<b>Organizational Affiliation:</b> _____					
<b>* Telephone Number:</b> 323.721.1655		<b>Fax Number:</b> 323.721.3560			
<b>* Email:</b> provencio@telacu.com					

Version 02
<b>Application for Federal Assistance SF-424</b>
<b>9. Type of Applicant 1: Select Applicant Type:</b> <div style="border: 1px solid black; padding: 2px;">M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)</div>
<b>Type of Applicant 2: Select Applicant Type:</b> <div style="border: 1px solid black; height: 20px;"></div>
<b>Type of Applicant 3: Select Applicant Type:</b> <div style="border: 1px solid black; height: 20px;"></div>
<b>* Other (specify):</b> <div style="border: 1px solid black; height: 20px;"></div>
<b>* 10 Name of Federal Agency:</b> <div style="border: 1px solid black; padding: 2px;">US Department of Housing and Urban Development</div>
<b>11 Catalog of Federal Domestic Assistance Number:</b> <div style="border: 1px solid black; padding: 2px;">14.157</div> <b>CFDA Title:</b> <div style="border: 1px solid black; padding: 2px;">Supportive Housing for the Elderly</div>
<b>* 12 Funding Opportunity Number:</b> <div style="border: 1px solid black; padding: 2px;">PR-5200-N-26</div> <b>* Title:</b> <div style="border: 1px solid black; padding: 2px;">Section 202 Supportive Housing for the Elderly Program</div>
<b>13 Competition Identification Number:</b> <div style="border: 1px solid black; padding: 2px;">S202-26</div> <b>Title:</b> <div style="border: 1px solid black; height: 40px;"></div>
<b>14 Areas Affected by Project (Cities, Counties, States, etc.):</b> <div style="border: 1px solid black; padding: 2px;">City of Rialto, County of San Bernardino, CA</div>
<b>* 15. Descriptive Title of Applicant's Project:</b> <div style="border: 1px solid black; padding: 2px;">Supportive Housing for the Elderly</div>
Attach supporting documents as specified in agency instructions <div style="display: flex; justify-content: space-between; margin-top: 5px;"><div style="border: 1px solid black; padding: 2px 5px;">Add Attachments</div><div style="border: 1px solid black; padding: 2px 5px;">Delete Attachments</div><div style="border: 1px solid black; padding: 2px 5px;">View Attachments</div></div>

Version 02

Application for Federal Assistance SF-424

16 Congressional Districts Of:

\* a Applicant

34

\* b Program/Project

43

Attach an additional list of Program/Project Congressional Districts if needed

Add Attachment

Delete Attachment

View Attachment

17 Proposed Project:

\* a Start Date:

09/30/2008

\* b End Date:

09/30/2009

18 Estimated Funding (\$):

\* a Federal

11,449,300.00

\* b Applicant

0.00

\* c State

0.00

\* d Local

5,000,000.00

\* e Other

0.00

\* f Program Income

0.00

\* g TOTAL

16,449,300.00

\* 19 Is Application Subject to Review By State Under Executive Order 12372 Process?

06/24/2008

- ☒ a This application was made available to the State under the Executive Order 12372 but has not been selected by the State for review
- ☐ b Program is subject to E O 12372 but has not been selected by the State for review
- ☐ c Program is not covered by E O 12372

\* 20 Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation)

☐ Yes

☒ No

Explanation

21 \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties (U S Code, Title 28, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances or an Internet site where you may obtain this list is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix:

Mr.

\* First Name:

Tom

Middle Name:

Florencio

\* Last Name:

Provencio

Suffix:

\* Title:

Authorized Agent

\* Telephone Number:

323.721.1655

Fax Number:

323.721.3560

\* Email:

tprovencio@telacu.com

\* Signature of Authorized Representative:

Completed by Grants.gov upon submission

\* Date Signed:

Completed by Grants.gov upon submission

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)  
Prescribed by OMB Circular A-102

Version 02

**Application for Federal Assistance SF-424**

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.



5400 E Olympic Blvd - Suite 300  
Los Angeles - CA 90022  
T 323.721.1655  
F 323.724.3372  
www.TELACU.com

June 24, 2008

California State Clearing House  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Re: 2008 HUD Section 202 Application  
SWC Foothill Boulevard and Cactus Avenue  
Rialto, CA 92376**

To whom it may concern:

TELACU is applying for a U.S. Department of Housing and Urban Development (HUD) Section 202 grant to develop senior citizen housing on the subject site in the city of Rialto.

HUD Section 202 requirements this year state that applications must include "a letter from the Southern California Association of Governments stating whether the proposed site has historic significance." Although we have been informed by the Los Angeles HUD Office that HUD will request this information directly from your office, enclosed is a copy of the following relevant application materials for your review.

- Application for Capital Advance
- Site Map
- Application for Federal Assistance

Should you require any additional information in order to complete your review, please do not hesitate to contact our office. Your assistance is greatly appreciated.

Sincerely,

Tom F. Provencio  
Authorized Agent

TFP/as  
Enclosures 6



5400 E Olympic Blvd - Suite 300  
Los Angeles - CA 90022  
T 323 721 1655  
F 323 724 3372  
www.TELACU.com

June 24, 2008

Southern California Association of Governments  
818 West 7<sup>th</sup> Street, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

**Re: 2008 HUD Section 202 Application  
SWC Foothill Boulevard and Cactus Avenue  
Rialto, CA 92376**

To whom it may concern:

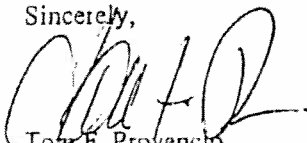
TELACU is applying for a U.S. Department of Housing and Urban Development (HUD) Section 202 grant to develop senior citizen housing on the subject site in the city of Rialto.

HUD Section 202 requirements this year state that applications must include "a letter from the Southern California Association of Governments stating whether the proposed site has historic significance." Although we have been informed by the Los Angeles HUD Office that HUD will request this information directly from your office, enclosed is a copy of the following relevant application materials for your review.

- Application for Capital Advance
- Site Map
- Application for Federal Assistance

Should you require any additional information in order to complete your review, please do not hesitate to contact our office. Your assistance is greatly appreciated.

Sincerely,



Tom F. Provencio  
Authorized Agent

TFP/as  
Enclosures 6

**Certification of Consistency  
with the Consolidated Plan**U.S. Department of Housing  
and Urban Development

Exhibit 8(e)

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan  
(Type or clearly print the following information:)

Applicant Name: TELACUProject Name: TELACU HUD 202 Senior Housing ProjectLocation of the Project: SWC Foothill Boulevard/Cactus Avenue  
Rialto, CA 92376Name of the Federal  
Program to which the  
applicant is applying: HUD 202 Program for the ElderlyName of  
Certifying Jurisdiction: City of RialtoCertifying Official  
of the Jurisdiction  
Name: Henry GarciaTitle: Executive Director, Redevelopment Agency of the City of RialtoSignature: \_\_\_\_\_Date: May 15, 2008

**SPONSOR'S CONFLICT OF  
INTEREST RESOLUTION**

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0267  
(exp 9/30/2010)

**SAVE**

**Public reporting burden** for this collection of information is estimated to average 40 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required for HUD's Supportive Housing for the Elderly under Section 202 and Supportive Housing for Persons with Disabilities under Section 811. The information is necessary to assist HUD in determining applicant eligibility and ability to develop housing for the elderly and for persons with disabilities within statutory and program criteria. A thorough evaluation of an applicant's qualifications and capabilities is critical to protect the Government's financial interest and to mitigate any possibility of fraud, waste, or mismanagement of public funds. This collection of information does not collect any sensitive information. HUD does not ensure confidentiality.

TO: The Secretary of Housing and Urban Development

SUBJECT: Section 202 Program - Application for Fund Reservation  
Section 811 Program - Application for Fund Reservation

Sponsor: TELACU

Project Location: SWC Foothill Boulevard/Cactus Avenue  
Rialto, California 92376

WHEREAS, Section 202 of the Housing Act of 1959, as amended, authorizes the making of capital advances for housing for the elderly to private, nonprofit corporations, OR Section 811 of the National Affordable Housing Act of 1990, as amended, authorizes the making of capital advances to nonprofit corporations for housing for persons with disabilities, no part of the net earnings of which inure to the benefit of any member, founder, contributor or individual;

WHEREAS, HUD has implemented this statutory requirement by promulgating a regulation providing that the Sponsor may not be controlled by or under the direction of persons or firms seeking to derive profit or gain therefrom. The regulation also prohibits any officer or director of the Sponsor from having any financial interest in any contract in connection with the rendition of services, the provision of goods or supplies, procurement of furnishings or equipment, construction of the project, procurement of the site or any other matters whatsoever, except with respect to management or supportive services contracts entered into by the Owner with the Sponsor or its nonprofit affiliate.

WHEREAS, HUD has determined that assurance of compliance with this prohibition can best be obtained by requiring that all officers and directors of the Sponsor certify that they do not have and will not have during their term of office, any prohibited financial interest.

WHEREAS, because of the time constraints imposed under the application process and difficulties in meeting these deadlines caused by such factors as large boards and unavailability of officers and directors of the board, some prospective Sponsors have been unable or experienced hardship in obtaining all of the required certifications for submission with the applications for fund reservation.

WHEREAS, HUD is willing to defer submission of the required Sponsors' Conflict of Interest and Disclosure Certifications until the submission of the firm commitment applications by those Owners for which fund reservations were approved, if such certifications are provided by all the Sponsor's officers and directors listed below, who are duly qualified and sitting in these capacities from the date of the Sponsor's fund reservation application.

**[LIST THE NAME, TITLE, AND THE BEGINNING AND ENDING DATES OF THE TERM OF ALL OFFICERS AND DIRECTORS]**

NOW, THEREFORE, in order to induce HUD to forego requiring submission of the Conflict of Interest and Disclosure Certifications until after projects have been selected and fund reservations granted, it is hereby resolved and agreed by the Board of Directors of the Sponsor:

- 1 That it will submit an updated Incumbency Certificate, in a form prescribed by HUD, showing all changes in incumbency for submission with the Owner's Application for Firm Commitment, initial closing and final closing.
- 2 That no officer or director of the Sponsor has or will be permitted to have any prohibited interest which would prevent him or her from signing the required Conflict of Interest and Disclosure Certification
- 3 That the fund reservation will be subject to cancellation by HUD if the officers or directors of either the Sponsor or the Owner fail to submit Conflict of Interest and Disclosure Certifications duly executed by each and all of their respective officers and directors.
4. That no HUD capital advance funds or project rental assistance funds will be expended on account of any contract or arrangement where a conflict of interest is determined to exist, and the Sponsor shall be responsible for the payment of any and all obligations involving its officers and directors
5. That should any contract or arrangement entered into by the Owner be determined by HUD to involve a conflict of interest, involving either the Sponsor's or Owner's officers or directors, the Sponsor will exercise its best efforts to cause the Owner to promptly cancel or terminate such contract or arrangement at HUD's request.

Adopted and approved by the Board of Trustees of the Sponsor on the 10<sup>th</sup>  
day of June, 2008.

  
\_\_\_\_\_  
Authorized Signature

**BOARD MEMBERS**

<b><u>NAME</u></b>	<b><u>TITLE</u></b>	<b><u>START OF TERM</u></b>	<b><u>END OF TERM</u></b>
Jay Candelaria	Director	January 2008	January 2009
Mary Ann Chalker	Director	January 2008	January 2009
Jose Elizondo	Director	January 2008	January 2009
Carlos J. Garcia	Director/Secretary	January 2008	January 2009
Michael D. Lizarraga	Director/Interim President	January 2008	January 2009
Brian O'Neill	Director	January 2008	January 2009
Alex Sotomayor	Director	January 2008	January 2009

# SPONSOR'S RESOLUTION FOR COMMITMENT TO PROJECT

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0267  
(exp 9/30/2010)

SAVE

Public reporting burden for this collection of information is estimated to average 40 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required for HUD's Supportive Housing for the Elderly under Section 202 and Supportive Housing for Persons with Disabilities under Section 811. The information is necessary to assist HUD in determining applicant eligibility and ability to develop housing for the elderly and for persons with disabilities within statutory and program criteria. A thorough evaluation of an applicant's qualifications and capabilities is critical to protect the Government's financial interest and to mitigate any possibility of fraud, waste, or mismanagement of public funds. This collection of information does not collect any sensitive information. HUD does not ensure confidentiality.

TO: Secretary of Housing and Urban Development

SUBJECT: Section 202 Program - Application for Fund Reservation  
Section 811 Program - Application for Fund Reservation

Sponsor: TELACU

Project Location: SWC Foothill Boulevard/Cactus Avenue, Rialto CA 92376

1 WHEREAS, under the Section 202 Program for Supportive Housing for the Elderly, the Sponsor acknowledges its responsibilities of sponsorship, long-term support, its willingness to assist the Owner to develop, own, manage and provide appropriate services in connection with the proposed project, and it reflects the will of its membership. The Sponsor is required to make a commitment to cover the estimated start-up expenses, the minimum capital investment of 1/2 of one percent of the HUD-approved capital advance, not to exceed \$25,000 (\$10,000 for sponsors not affiliated with a national sponsor) and the estimated cost of any amenities or features (and operating costs related thereto) which would not be covered by the approved capital advance

OR


Whereas, under the Section 811 Program of Supportive Housing for Persons with Disabilities, the Sponsor acknowledges its responsibilities of sponsorship, long-term support, its willingness to assist the Owner to develop, own, manage and provide appropriate services in connection with the proposed project, and that it reflects the will of its membership. The Sponsor is required to make a commitment to cover the estimated start-up expenses, the minimum capital investment of 1/2 of one percent of the HUD-approved capital advance, not to exceed \$10,000 and the estimated cost of any amenities or features (and operating costs related thereto) which would not be covered by the approved capital advance.

2 WHEREAS, HUD has determined that assurance by the Sponsor of its commitment and willingness to provide those funds can best be assured by requiring a resolution of the Board of Directors that funds will be made available for such purposes.

3 NOW, THEREFORE, the Board of Directors of the Sponsor hereby resolves and agrees that funds will be available for the subject project to meet estimated start-up expenses, the minimum capital investment and the estimated cost of any amenities or features (and operating costs related thereto) which would not be covered by the approved capital advance.

Adopted and approved by Board of Directors of the Sponsor on the 10th day of

June, 2008

  
Authorized Signature

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Rialto II

## **EXHIBIT 8(h)**

### **Certification of Consistency with the RC/EZ/EC Strategic Plan**

The subject site is not located in an RC/EZ/EC area. Certification does not apply.

Applicant Name:  
Project Name:  
Project Type:  
Construction Type:

TELACU  
Telacu-Rialto II  
Supportive Housing  
New Construction

HUD Program:  
Period:  
Start Date:  
End Date:

Section 202  
OMB Approval 2535-0114 exp. 2

Year 2

HUD Goals		Policy Priority	Problem, Need, Situation	Services or Activities/Outputs	Measure			Outcome	Measure		
1			2	3	4			5	6		
Policy			Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD
B.1	A		There is a lack of affordable rental housing with on-site and off-site supportive services for very-low income elderly persons, including the frail elderly 62 years of age	Predevelopment to initial closing - Policy Priority - Housing				Predevelopment to initial closing - Policy Priority - Housing	1		Buildings
B.3	B.6			Predevelopment to initial closing - Policy Priority - Housing	75			Predevelopment to initial closing - Policy Priority - Housing			Units
C.2	B.7			Predevelopment to initial closing - Policy Priority - Housing				Predevelopment to initial closing - Policy Priority - Housing	75		Units
C.3	C.1			Predevelopment to initial closing - Submission of firm	1			Predevelopment to initial closing - HUD accepts firm			Date
D.4	C.2			Predevelopment to initial closing - Application for building	2010			Predevelopment to initial closing - Obtain building permits	2010		Date
B.4	E			Predevelopment to initial closing - Submission of initial closing				Predevelopment to initial closing - Initial closing completed			Date
	F.1			Construction to final closing - Start of construction	2010			Construction to final closing - Completion of construction	2010		Date
	G										#N/A
	H.4										#N/A
											#N/A
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	
										#N/A	

Applicant Name:  
Project Name:  
Project Type:  
Construction Type:

TELACU  
Telacu-Rialto II  
Supportive Housing  
New Construction

HUD Program:  
Period:  
Start Date:  
End Date:

## Section 202

US Department of Housing and Urban Development  
OMB Approval 2535-0114 exp. 2

Year 2

HUD Goals	Policy Priority	Problem, Need, Situation	Services or Activities/Outputs	Measure			Outcome	Measure		
				Pre	Post	YTD		Pre	Post	YTD
1	Policy	2	3	4			5	6		
		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD
					#N/A				#N/A	
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
					#N/A				#N/A	
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
					#N/A				#N/A	
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
					#N/A				#N/A	
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A
						#N/A				#N/A



[illegible]



[illegible]

Development

008 Pending

**Component Name:**

0

## Evaluation Tools

---

7

## Accountability

### A. Tools for Measurement

Construction log;

## Interviews

Mgt Info System-mannual

## Survey

## B. Where Data Maintained

## Centralized database

### Individual case records

### C. Source of Data

## Inspection results

Legal documents

Permits issued

## Progress reports

## D. Frequency of Collection

Quarterly

## E. Processing of Data

## Relational database

Development  
008 Pending  
Component Name:

0
<b>Evaluation Tools</b>
7
Accountability

Development  
008 Pending  
Component Name:

0
<b>Evaluation Tools</b>
7
Accountability

Development  
008 Pending  
Component Name:

0
<b>Evaluation Tools</b>
7
Accountability

Development  
008 Pending

Component Name:

0

Evaluation Tools

7

Accountability

Development

008 Pending

Component Name:

0

Evaluation Tools

7

Accountability

Sponsor: TELACU  
Duns: [REDACTED]  
Project Name: TELACU Housing - Railto II

## **EXHIBIT 8(j)**

### **QUESTIONNAIRE FOR HUD'S INITIATIVE ON REMOVAL OF REGULATORY BARRIERS**

The attached Questionnaire for HUD's Initiative on Removal of Regulatory Barriers, (Form HUD - 27300), which was prepared by the City of Rialto, consists of 5 pages. Part "B" not applicable to City of Rialto.

# You are our Client!

## Grant Applicant Survey

U.S. Department of Housing  
And Urban Development  
Office of Departmental Grants  
Management and Oversight

OMB No. 2535-0116 (exp. 12/31/2008)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44U.S.C. 3501-3520). This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. Public reporting burden for this collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. All information collection contained in this Survey is optional.

The Department of Housing and Urban Development is trying to provide a more user friendly, customer driven funding process. Please let us have your comments and recommendations for improvements to the Notice of Funding Availability Application and forms and/or the Electronic Grant Application Outreach process. You can complete and submit this survey and attach it to your electronic application or you mail directly to: Department of Housing and Urban Development, 451 7<sup>th</sup> Street, SW - Room 3156, Washington, DC 20410.

**Instructions.** Listed below are several questions regarding outreach conducted by the Federal Government to prepare organizations for the Grants.gov registration process, the retrieval of funding opportunities, and submission of electronic applications. The grading scale below provides options from extremely helpful to not applicable. In the box provided, grade the government on its outreach efforts from O=None thru G=Not applicable to my needs. Section seven provides space for you to make SUGGESTIONS FOR IMPROVEMENT, please identify the section you are commenting on. Field level help is available by click on the **F1** key.

**O** = None      **A** = Extremely helpful      **B** = Somewhat helpful      **C** = Helpful      **D** = Not very helpful  
**F** = Not helpful      **G** = Not applicable to my needs

### Section 1 – Electronic Grant Application Outreach

Provide details about the type of information you received from HUD about Grants.gov as indicated below.

1. The brochure(s)/guide(s) (insert title(s)): <b>Grants.gov website</b>	Grade: <b>A-Extremely helpful</b>
2. Title of the workshop(s) /conference(s)/meeting(s)/training/forum(s) <b>Section 202/811 Supportive Housing Workshop</b>	Date attended: <b>6/5/2008</b> Grade: <b>A-Extremely helpful</b>
3. Title(s) of satellite broadcast(s):	Date(s):      Grade: <b>O=None</b>
4. Did you receive information from the Agency Call Center? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If yes, please provide the date(s) and rate the quality of assistance received.	Date(s): <b>6/30/2008</b> Grade: <b>A-Extremely helpful</b>
5. Did you receive information from the Grant.gov Contact Center? ? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If yes, please provide the date(s) and rate the quality of assistance received.	Date(s): <b>7/1/08</b> Grade: <b>A-Extremely helpful</b>
6. How could we improve our communications to you and others like you (please explain)?	

### Section 2 – Electronic Grant Application Registration Process

- Did you find the Grants.gov website information on registration clearer and easier to understand than last year? ☒ Yes ☐ No
- Do you have access to IBM compatible software? ☒ Yes ☐ No
- Do you have Internet access within your office or division? ☒ Yes ☐ No

If no, to question 3, please answer the following questions. Is the access within:

- Within your organization? ☐ Yes ☐ No
- Available in your building? ☐ Yes ☐ No

- c. Available at home? ☐ Yes ☐ No
- d. Available within 1 mile of where you work? ☐ Yes ☐ No
- e. Available within 5 miles of where you work? ☐ Yes ☐ No
- f. Available more than 5 miles of where you work? ☐ Yes ☐ No
4. Do you have problems with Internet access due to any of the following?
- Cost? ☐ Yes ☒ No
- Reliability? ☐ Yes ☒ No
- Office access rights? ☐ Yes ☒ No
- Poor quality reception? ☐ Yes ☒ No

### Section 3 – Funding Opportunities

Please provide CFDA Number for funding opportunity are you commenting on.	Insert CFDA numeral: 14.157
1. Did you find the Submission Checklist helpful?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Were the Funding Opportunity instructions clearer and easier to follow than last year?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Were the Program specific funding opportunity instructions clearer and easier to follow than last year?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Did you find sections of the funding opportunity duplicative?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5. If yes, to any of the questions above, identify the section(s) and areas for streamlining the redundant information.	

### Section 4 – Finding Grant Opportunities

1. Was it easier to find the Finding Opportunities on-line through Grants.gov than previous methods?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Based on previous years, how easy was it to find grants in the	Choose from dropdown
a. Federal Register	A lot easier
b. Trade journals	None
c. Agency websites	A lot easier
3. How could finding grant opportunities be improved (please explain)?	

### Section 5 – Applying for Grant Opportunities

1. How many people were involved in completing the application submission?	Number: 5
2. Did you find the electronic application useful for dissemination purposes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Did the same individual who downloaded the grant application submit the application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Did you know where to look for instructions for completing and submitting the application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. At what point in the process did you download and read the Application Instructions?	A-Before looking at the application
6. What Section of the Electronic Application Desktop Guide were most useful?	All Guides were very useful
7. How could the Electronic Application Desktop Guide be improved (please explain)?	

8. Did you find the Submission Tips helpful?	Grade C-Helpful
9. Did you find the NOFA Application Submission Checklist helpful?	Grade B-Somewhat helpful
10. Did you know how to use the attachment form in the application package?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know
11. Did you have a problem saving your application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know

### Section 6 – Applicant Information

Organization Legal Name THE EAST LOS ANGELES COMMUNITY UNION		
Address 5400 E. Olympic Boulevard, Suite 300	CityLos Angeles	State CA
Zip Code90022	Telephone Number: (including area code) 323.721.1655	
Contact Name: Tom F. Provencio	Email Address tprovencio@telacu.com	

### Section 7 – Suggestions

For improving the Electronic Grant process, please specify below. Please identify the section you are commenting on.

## ATTACHMENTS FORM

**Instructions:** On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

**Important:** Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	EX1 - 1pg.pdf	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	EX2 (a) (b) (c) - 1pg.pdf	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	EX3 (a) - 3 (c) - 89pgs.zip	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	EX4 (a) - 4 (d) (10) - 288pgs.zip	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	EX5 (a) - 5 (e) - 2pgs.zip	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	EX6 (1) - 3pgs.pdf	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	EX7 (a) - 7 (d) - 4pgs.zip	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	EX8 (a) - 8 (1) - 21pgs.zip	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9		Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10		Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11		Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

# Survey on Ensuring Equal Opportunity For Applicants

OMB No. 1890-0014 Exp. 2/28/2009

**Purpose:**

The Federal government is committed to ensuring that all qualified applicants, small or large, non-religious or faith-based, have an equal opportunity to compete for Federal funding. In order for us to better understand the population of applicants for Federal funds, we are asking nonprofit private organizations (not including private universities) to fill out this survey.

Upon receipt, the survey will be separated from the application. Information provided on the survey will not be considered in any way in making funding decisions and will not be included in the Federal grants database. While your help in this data collection process is greatly appreciated, completion of this survey is voluntary.

**Instructions for Submitting the Survey**

If you are applying using a hard copy application, please place the completed survey in an envelope labeled "Applicant Survey." Seal the envelope and include it along with your application package. If you are applying electronically, please submit this survey along with your application.

Applicant's (Organization) Name:	THE EAST LOS ANGELES COMMUNITY UNION (TELACU)
Applicant's DUNS Name:	[REDACTED]
Federal Program:	Section 202 Supportive Housing for the Elderly Program
CFDA Number:	14.157

1. Has the applicant ever received a grant or contract from the Federal government?

☒ Yes ☐ No

2. Is the applicant a faith-based organization?

☐ Yes ☒ No

3. Is the applicant a secular organization?

☐ Yes ☒ No

4. Does the applicant have 501(c)(3) status?

☒ Yes ☐ No

5. Is the applicant a local affiliate of a national organization?

☐ Yes ☒ No

6. How many full-time equivalent employees does the applicant have? (Check only one box).

☐ 3 or Fewer ☐ 15-50

☐ 4-5 ☐ 51-100

☐ 6-14 ☒ over 100

7. What is the size of the applicant's annual budget? (Check only one box.)

☐ Less Than \$150,000

☐ \$150,000 - \$299,999

☐ \$300,000 - \$499,999

☐ \$500,000 - \$999,999

☐ \$1,000,000 - \$4,999,999

☒ \$5,000,000 or more

**Survey Instructions on Ensuring Equal Opportunity for Applicants**

OMB No. 1890-0014 Exp. 2/28/2009

Provide the applicant's (organization) name and DUNS number and the grant name and CFDA number.

1. Self-explanatory.
2. Self-identify.
3. Self-identify.
4. 501(c)(3) status is a legal designation provided on application to the Internal Revenue Service by eligible organizations. Some grant programs may require nonprofit applicants to have 501(c)(3) status. Other grant programs do not.
5. Self-explanatory.
6. For example, two part-time employees who each work half-time equal one full-time equivalent employee. If the applicant is a local affiliate of a national organization, the responses to survey questions 2 and 3 should reflect the staff and budget size of the local affiliate.
7. Annual budget means the amount of money your organization spends each year on all of its activities.

**Paperwork Burden Statement**

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless such collection displays a valid OMB control number. The valid OMB control number for this

information collection is **1890-0014**. The time required

to complete this information collection is estimated to average five (5) minutes per response, including the time to review instructions, search existing data resources, gather the data needed, and complete and review the information collection.

**If you have any comments concerning the accuracy of the time estimate(s) or suggestions for improving this form, please write to:** The Agency Contact listed in this grant application package.

America's Affordable Communities  
Initiative

U.S. Department of Housing  
and Urban Development

OMB approval no. 2510-0013  
(exp. 03/31/2010)

\* Organization Name:

THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

### Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

#### Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" ( <a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a> )	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification? In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?  Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

<b>11.</b> Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<b>12.</b> Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.  <i>(If you have attachments that are electronic files please scroll to bottom of page 5 and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<b>13.</b> Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<b>14.</b> Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<b>15.</b> Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<b>16.</b> Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<b>17.</b> Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<b>18.</b> Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<b>19.</b> Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<b>20.</b> Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Total Points:</b>		

**Part B. State Agencies and Departments or Other Applicants for Projects Located in  
Unincorporated Areas or Areas Otherwise Not Covered in Part A**

	1	2
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

<p><b>10.</b> Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>11.</b> Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>12.</b> Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state's own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development? If yes, briefly list these changes.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>13.</b> Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>14.</b> Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states' "Consolidated Plan submitted to HUD?" If yes, briefly list these major regulatory reforms.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>15.</b> Has the state undertaken any other actions regarding local jurisdiction's regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>Total Points:</p>		

Additional Information:

Add Attachment

# Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2510-0011  
(exp. 08/31/2009)

## Applicant/Recipient Information

\* Duns Number:

\* Report Type:

INITIAL

### 1. Applicant/Recipient Name, Address, and Phone (include area code):

\* Applicant Name:

THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

\* Street1:

5400 East Olympic Boulevard, Suite 300

Street2:

\* City:

Los Angeles

County:

Los Angeles

\* State:

CA: California

\* Zip Code:

90022

\* Country:

USA: UNITED STATES

\* Phone:

323.721.1655

### 2. Social Security Number or Employer ID Number:

95-1554256

### \* 3. HUD Program Name:

Supportive Housing for the Elderly

### \* 4. Amount of HUD Assistance Requested/Received: \$

11,449,300.00

### 5. State the name and location (street address, City and State) of the project or activity:

\* Project Name:

TELACU Housing - Rialto II

\* Street1:

SWC Foothill Boulevard and Cactus Avenue

Street2:

\* City:

Rialto

County:

San Bernardino

\* State:

CA: California

\* Zip Code:

92376

\* Country:

USA: UNITED STATES

## Part I Threshold Determinations

\* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

☒ Yes

☐ No

\* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

☒ Yes

☐ No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

**However,** you must sign the certification at the end of the report.

Form HUD-2880 (3/99)

**Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.**

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

\* Government Agency Name:

Redevelopment Agency (City of Pinalto)

Government Agency Address:

\* Street1: 131 South Riverside Avenue

Street2:

\* City: Pinalto

County: San Bernardino

\* State: CA: California

\* Zip Code: 92376

\* Country: USA: UNITED STATES

\* Type of Assistance: Grant

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

Site Acquisition/On-site/Off-site Improvements

Department/State/Local Agency Name:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

Note Use Additional pages if necessary.)

Add Attachment

Form HUD-2880 (3/99)

**Part III Interested Parties.** You must decide.

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
Phillips, Anne	[REDACTED]	Board Member	\$ [REDACTED] [REDACTED] %
			\$ [REDACTED] [REDACTED] %
			\$ [REDACTED] [REDACTED] %
			\$ [REDACTED] [REDACTED] %
			\$ [REDACTED] [REDACTED] %

(Note: Use Additional pages if necessary.)

**Certification**  
**Warning:** If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.  
 I certify that this information is true and complete.

\* Signature:

\* Date: (mm/dd/yyyy)

Save Form to Print

## Facsimile Transmittal

1210292378-9394

U. S. Department of Housing  
and Urban Development  
Office of Department Grants  
Management and Oversight

OMB Approval No. 2525-0118  
exp. Date (5/30/2008)

\* Name of Document Transmitting: Facsimile Transmittal

## 1. Applicant Information:

\* Legal Name: THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

## \* Address:

\* Street1: 5400 East Olympic Boulevard, Suite 300

Street2:

\* City: Los Angeles

County: Los Angeles

\* State: CA: California

\* Zip Code: 90022

\* Country: USA: UNITED STATES

## 2. Catalog of Federal Domestic Assistance Number:

\* Organizational DUNS: [REDACTED] CFDA No.: 14.157

Title: Supportive Housing for the Elderly

Program Component:

## 3. Facsimile Contact Information:

Department:

Division:

## 4. Name and telephone number of person to be contacted on matters involving this facsimile.

Prefix: Mr.

\* First Name: Tom

Middle Name: Florencio

\* Last Name: Provencio

Suffix:

\* Phone Number: 323.721.1655

Fax Number: 323.721.1660

\* 5. Email: [REDACTED]

## \* 6. What is your Transmittal? (Check one box per fax)

☐ a. Certification ☐ b. Document ☐ c. Match/Leverage Letter ☒ d. Other

\* 7. How many pages (including cover) are being faxed? [REDACTED]

Form HUD-96011 (10/12/2004)

[Close Form](#)[Next](#)[Print Page](#)[About](#)OMB Number: 4040-0004  
Expiration Date: 01/31/2009

Version 02

## Application for Federal Assistance SF-424

## \* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

## \* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify)

## \* 3. Date Received:

07/07/2008

## 4. Applicant Identifier:

## 5a. Federal Entity Identifier:

## \* 5b. Federal Award Identifier:

## State Use Only:

## 6. Date Received by State:

## 7. State Application Identifier:

## 8. APPLICANT INFORMATION:

\* a. Legal Name: THE EAST LOS ANGELES COMMUNITY UNION (TELACU)

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-2504256

\* c. Organizational DUNS:

## d. Address:

\* Street1: 5400 East Olympic Boulevard, Suite 300

Street2:

\* City: Los Angeles

County: Los Angeles

\* State: CA: California

Province:

\* Country: USA: UNITED STATES

\* Zip / Postal Code: 90022

## e. Organizational Unit:

Department Name:

Division Name:

## f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Tom

Middle Name:

Josephine

\* Last Name:

Josephine

Suffix:

Title: Director of Operations

Organizational Affiliation:

\* Telephone Number:

(213) 221-1111

Fax Number:

(213) 221-1111

\* Email: josephine.josephine@telacu.org

Version 02

## Application for Federal Assistance SF-424

## 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501(c)(3) IRS Status (other than Institution of Higher Education)

## Type of Applicant 2: Select Applicant Type:

## Type of Applicant 3: Select Applicant Type:

\* Other (specify):

## \* 10. Name of Federal Agency:

US Department of Housing and Urban Development

## 11. Catalog of Federal Domestic Assistance Number:

14.157

## CFDA Title:

Supportive Housing for the Elderly

## \* 12. Funding Opportunity Number:

ER-5200-N-26

## \* Title:

Section 202 Supportive Housing for the Elderly Program

## 13. Competition Identification Number:

S202-16

## Title:

## 14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Raleigh, County of Wake, North Carolina, USA

## \* 15. Descriptive Title of Applicant's Project:

Supportive Housing for the Elderly

Attach supporting documents as specified in agency instructions

Add Attachments

Delete Attachments

View Attachments

## Application for Federal Assistance SF-424

## 16. Congressional Districts Of:

\* a. Applicant

34

\* b. Program/Project

43

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

## 17. Proposed Project:

\* a. Start Date:

09/30/2009

\* b. End Date:

09/30/2009

## 18. Estimated Funding (\$):

\* a. Federal

11,449,300.00

\* b. Applicant

0.00

\* c. State

0.00

\* d. Local

5,000,000.00

\* e. Other

0.00

\* f. Program Income

0.00

\* g. TOTAL

16,449,300.00

## \* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.

## \* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

☐ Yes☒ No

No delinquent

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

## Authorized Representative:

Prefix:

Mr.

\* First Name:

J

Middle Name:

D

\* Last Name:

D

Suffix:

\* Title:

Assistant Secretary

\* Telephone Number:

Fax Number:

\* Email:

\* Signature of Authorized Representative

\* Date Signed:

09/30/2009

**Application for Federal Assistance SF-424**

Version 02

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB

0348-0048

<b>1. * Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. * Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. * Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change	
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name: TELACU * Street 1: 5400 East Olympic Boulevard, Suite 300 Street 2: * City: Los Angeles State: CA: California Zip: 90022 Congressional District, if known: 34					
<b>5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:</b>					
<b>6. * Federal Department/Agency:</b> U.S. Department of HUD			<b>7. * Federal Program Name/Description:</b> Supportive Housing for the Elderly CFDA Number, if applicable: 14.157		
<b>8. Federal Action Number, if known:</b> NOFA			<b>9. Award Amount, if known:</b> \$		
<b>10. a. Name and Address of Lobbying Registrant:</b> Prefix: * First Name: N/A Middle Name: * Last Name: N/A Suffix: * Street 1: Street 2: * City: State: Zip:					
<b>b. Individual Performing Services</b> (including address if different from No. 10a) Prefix: * First Name: N/A Middle Name: * Last Name: N/A Suffix: * Street 1: Street 2: * City: State: Zip:					
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: Tom Provencio * Name: Prefix: Mr. * First Name: Tom Middle Name: Florencio * Last Name: Provencio Suffix: Title: Authorized Agent Telephone No.: 323.721.1655 Date: 07/07/2008					
<b>Federal Use Only:</b>			Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)		